

# THE KRESGE FOUNDATION

October 6, 2010

Ms. Elyse Cherry  
Chief Executive Officer  
Boston Community Capital  
56 Warren Street  
Boston, MA 02119-3236

Dear Elyse:

The Innovative Capital Committee of The Kresge Foundation (“Kresge”) has approved a \$2.5M program related investment in SUN Initiative Financing, LLC; a Massachusetts limited liability company (“SUN”), in support of the Stabilizing Urban Neighborhood Initiative (the “SUN Initiative”). We are pleased to be participating with you in this important neighborhood and family stabilization effort. Chris Dine from Bodman, LLP will assist us with the closing.

As we have discussed, our investment is conditioned upon:

- The capital Boston Community Capital, Inc. has invested in the start up operations of SUN being repaid after investor capital has been returned;
- Agreement that SUN will report to investors any draws on the loan loss reserve;
- Kresge’s capital being drawn as SUN provides evidence of mortgages requiring funding;
- Kresge’s capital being drawn within twenty-four (24) months of closing;
- SUN’s execution of a written commitment letter as required by Kresge in the exercise of expenditure responsibility pursuant to Section 4945 of the Internal Revenue Code of 1986, as amended and the Treasury Regulations promulgated there under; and
- SUN’s providing such other documents as Kresge shall reasonably require in form and substance satisfactory to Kresge.

We will document the above conditions in a side letter to the closing documents.

In preparation for closing please provide:

- Copy of a resolution authorizing borrowing from Kresge, stating dollar amount, interest rate and length of the loan and authorized signers for the organization;
- Copy of the Good Standing Certificate from the state the Borrower is conducting business;
- Wire transfer instructions (for future draws) including Bank’s name, address, ABA number and name and number of borrowers account; and
- Signature pages for other closed investors.

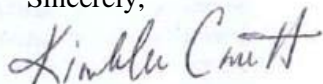
Also, please refer back to the Foundation’s online application platform to submit any outstanding items.

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Please be advised that this letter is not intended to be a legal and binding obligation of Kresge. With the advice and assistance of our respective counsel, Kresge and SUN will prepare and execute definitive agreements at closing setting forth our understanding as described in this letter.

We look forward to being an active partner with you in the SUN Initiative and look forward to closing.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kimberlee Cornett", is written over a light blue rectangular background.

Kimberlee Cornett  
Director, Innovative Capital

cc: Laura Trudeau  
Benjamin Kennedy  
Chris Dine