

RELEASE

CCBA Waterford Place, LLC (the "Borrower") for itself, its members, managers, principals, guarantors, agents, successors and assigns (collectively, the "Releasors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remise, release and forever discharge the Massachusetts Housing Finance Agency ("MassHousing") and its servants, agents, attorneys, employees, successors, assigns, officers, trustees, consultants, advisors and directors (together with MassHousing, the "Released Parties") from all debts, demands, actions, causes of actions, suits, accounts, promises, doings, omissions, covenants, contracts, agreements, damages and any and all claims, counterclaims, cross-claims, demands and liabilities whatsoever, of every name and nature, in law and in equity, arising under federal, state or common law, known or unknown, which Releasors now have, or may have, or ever had from the beginning of time, relating to the financing, operation, construction, development or management of the Project owned, operated and/or managed by the Borrower located in Boston, Suffolk County, Massachusetts (the "Project").

Releasors explicitly acknowledge that they are extinguishing, releasing and waiving claims to a first mortgage interest rate lower than the rate that MassHousing maintains is operative due to refunding of MassHousing bonds or on account of a certain Restructuring Agreement, termination of Operating Deficit Loans, application of monthly as opposed to annual amortization as of this date or any date in the future, refinancing of any debt of the Borrower at the "Cliff" by MassHousing and/or breaches of fiduciary or other duties as may be related thereto.

Notwithstanding the foregoing, this Release shall not apply to any rights and obligations pursuant to a certain Amended and Restated Subsidy Repayment Note (Waterford Place) executed contemporaneously herewith.

By way of clarification and not limitation, this Release extinguishes Releasors' claims, if any, based on theories of liability advanced to date that may recur in the future such as the future refinancing of the funding bonds or the amortization of the first mortgage loan on an annual as opposed to monthly basis.

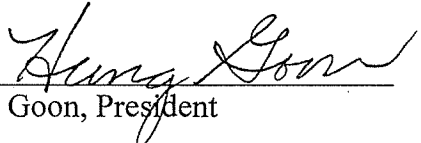
The Releasors hereby acknowledge and agree that the Released Parties have not provided any tax advice or opinion(s) in connection with the transaction that gives rise to this Release nor have Releasors relied in any way on tax advice from the Released Parties in connection with the transaction or the Releasors' decision to enter into the transaction. This Release includes the release of any claims whatsoever arising out of or relating to any claim by Releasors against the Released Parties concerning tax advice or opinions.

In Witness Whereof, the undersigned has executed this Release under seal as of the 1st day of July, 2014.

CCBA WATERFORD PLACE, LLC, a
Massachusetts limited liability company

By: WATERFORD PLACE MANAGEMENT, LLC, a
Massachusetts limited liability company, its manager

By: CHINESE CONSOLIDATED BENEVOLENT
ASSOCIATION OF NEW ENGLAND, INC., its
sole member

By: 
Hung Goon, President