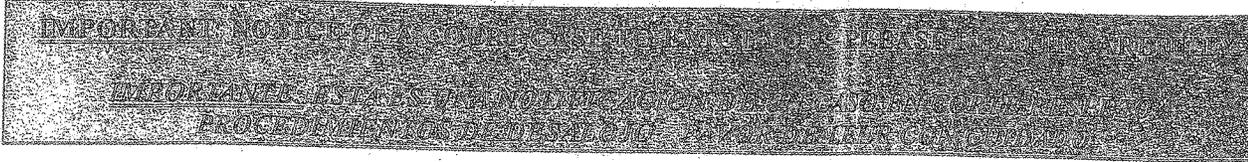


Boston Municipal Court Department

Division: ()
Address:
Telephone Number:
Hours of Operations:

For Court Use Only:
Docket No: _____

Commonwealth of Massachusetts
SUMMARY PROCESS (EVICTION) SUMMONS AND COMPLAINT



TO: DEFENDANT(S)/TENANT(S)/OCCUPANT(S): Sound Logic LLC
ADDRESS: 20 Linden Street 1st Floor CITY/TOWN: Allston ZIP: 02134
EMAIL: jhausen_soundlogic_social@gmail.com; m.furman@toddwell.com TELEPHONE: 603 845-6305; 617-624-4794

THE COURT WILL SEND YOU A NOTICE OF THE DATE, TIME, AND MANNER OF YOUR COURT EVENT.

You are hereby summonsed to appear at a hearing before a Judge of the Court to defend against the complaint of:
PLAINTIFF/LANDLORD/LESSOR/OWNER:

Partners Properties LLC
of STREET: 1512 Hancock Street CITY/TOWN: Quincy ZIP: 02169

that you occupy the premises at 20 Linden St. 1st Floor, Allston, MA 02134
being within the judicial district of this Court, unlawfully and against the right of said Plaintiff/Landlord/Owner
because: You failed to pay rent under a commercial lease, defaulted under the lease by failing to pay rent, and by holding over in the premises following lease termination.
and further, that \$ 2,026,393.54 rent is owed according to the following account:

ACCOUNT ANNEXED (itemize)

Please see attached

Frank Scardino

Printed Name of Plaintiff or Attorney

Frank Scardino

Signature of Plaintiff or Attorney

825 Beacon St. Ste 20 Newton, MA 02459

Address of Plaintiff or Attorney

Frank@bostonlawgroup.com

Email of Plaintiff or Attorney

617-928-1805

Telephone Number

703911

BBO#

NOTICE TO EACH DEFENDANT/TENANT/OCCUPANT

If you do not file and serve an answer, or if you do not defend at the time of the hearing, Judgment may be entered against you for possession and the rent as requested in the complaint. Please see the Notice to Defendant section on the back side of this page.

FOR EMERGENCY RENTAL AND MORTGAGE ASSISTANCE

Please visit: www.mass.gov/CovidHousingHelp or call the Housing Consumer Education Center at 1-(800)-224-5124.

To the Sheriff of our several counties, or their Deputies, or any constable of any City or Town within said Commonwealth, Greetings: We command you to summon the within named defendant(s)/tenant(s)/occupant(s) to appear as herein ordered.

WITNESS:

/s/ [Signature]
1. First Justice
/s/ [Signature]
Clerk Magistrate

Service by: May 20, 2024
Entry Date by: May 25, 2024
Trial Date: To Be Determined by the Court

RECEIVED

Important! - Read this Important Notice to All Parties

IMPORTANT NOTICE TO ALL PARTIES
If you need a free interpreter or Reasonable Accommodations please call the Court's Clerks Office. For additional information about Lawyer for the Day Program, Tenancy Preservation Program, or other services that may help both a Landlord and Tenant with their case, please go to:
<https://www.mass.gov/guides/hotlines-relevant-to-housing-court-matters>

IMPORTANT NOTICE TO PLAINTIFF/LANDLORD/LESSOR/OWNER: Have the Officer complete and return the above. Service must be made on each defendant(s) not later than the seventh day and not earlier than the thirtieth day before the Monday entry date. This form must be filed in Court no later than the close of business on the scheduled Monday entry date. In appropriate cases, proper evidence of notice to quit must be provided to this Court upon the filing of this Complaint. A P.O. box will not be accepted as an address for the Plaintiff

Officer's Return

_____, SS

Date: _____

City/Town: _____

By virtue of this Writ, I this day served the within-named each defendant/tenant/occupant, and summonsed him/her as herein directed, by giving in hand to _____

or leaving it at the last and usual place of abode at _____

A copy of this summons was mailed first class to each defendant/tenant/occupant at the address on: _____

Fees for Service

Service	\$ _____
Copy/Attest	\$ _____
Travel	\$ _____
Use of Car	\$ _____
Mailing	\$ _____
TOTAL	\$ _____

Signature of Officer

Printed Name of Officer

Address of Officer

Telephone Number of Officer

IMPORTANT NOTICE TO EACH DEFENDANT/TENANT/OCCUPANT: The Court will send a notice upon filing of this case with the date, time, and manner on how the hearing will be conducted. If you do not receive a notice please contact the Court's Clerks Office at _____

You (or your attorney) must appear at all Court hearings to present your defense. You (or your attorney) must also file a written answer to this Complaint. An Answer is your response stating the reason(s) why you should not be evicted and may include any claims you have against the Plaintiff. Summary Process Answer Form is available on the Housing Court's website www.mass.gov/lists/housing-court-forms and in the Clerk's Office.

You must file (e-file, deliver or mail) the Answer Form with the Court Clerk's Office and serve (deliver or mail) a copy on the Plaintiff (or Plaintiff's attorney) at the address shown in this summons. The Courts notice about the hearing will also include the deadline by which the Answer must be received by the Court Clerks Office and received by the Plaintiff (or the Plaintiff's Attorney)

Amounts Due through May 2024

		Type	Date		Num	Memo	Due Date		Open Balance	Amount
SOUND LOGIC LLC										
		Invoice	12/29/2023		Jan 26		12/29/2023		5 662,90	5 662,90
		Invoice	12/31/2023		Util		01/01/2024		4 041,00	4 041,00
		Invoice	01/01/2024		Jan		01/01/2024		8 750,00	8 750,00
		Invoice	01/27/2024		Maintenance		01/27/2024		450	450
		Invoice	01/31/2024		Util		01/31/2024		4 164,20	4 164,20
		Invoice	02/01/2024		Feb		02/01/2024		8 750,00	8 750,00
		Invoice	02/29/2024		Util		02/29/2024		4 270,59	4 270,59
		Invoice	03/01/2024		March		03/01/2024		8 750,00	8 750,00
		Invoice	03/31/2024		Util		03/31/2024		14 304,99	14 304,99
		Invoice	04/01/2024		April		04/01/2024		30 041,67	30 041,67
		Invoice	04/30/2024		Util		04/30/2024		13 968,59	13 968,59
		Invoice	05/01/2024		May		05/01/2024		30 041,67	30 041,67
Total SOUND LOGIC LLC									133 195,61	133 195,61
TOTAL									133,195.61	133,195.61

Amounts Due Through End of Lease Term

Rent Due From Page 1	\$133,195.61
Accelerated Future Rent:	
June 2024-March 2025	\$300,417
April 2025-March 2026	\$371,315
April 2026-March 2027	\$382,454.45
April 2027 - February 2028	\$361,100.74
Estimated Future CAM Charges	
2024	\$48,367
2025	\$61,937
2026	\$65,034
2027	\$68,285
Jan-Feb 2028	\$11,949
Estimated Future RE Taxes	
2024	\$34,580
2025	\$59,280.00
2026	\$59,280.00
2027	\$59,280.00
Jan-Feb 2028	\$9,919
GRAND TOTAL	\$2,026,393.54