

**TERM SHEET
FOR SALE AND DEVELOPMENT OF
DOVER LANDING**

EXHIBIT 10

GLOSSARY OF DEFINED TERMS

This exhibit is included as a reference to assist the reader with terms used and more fully defined in the Term Sheet.

Acceptable Successors and Assignees means those successors and assignees or prospective successors and assignees (to Developer) whose development and/or management experience, capability, capitalization, and good business standing, are at a level to carry forward operation of the Redevelopment Project at the same or higher quality of Developer, consistent with the Term Sheet, the LDA, and having been approved by DHA pursuant to the standards for approval to be specified in the LDA.

Cochecho Waterfront Development Advisory Committee (CWDAC) means the Advisory Board to the Dover Housing Authority (DHA) authorized by Exhibit 1.

Cochecho Waterfront Development Area (the Project Area) means the City's River Street parcel comprised of approximately twenty-one (21) acres, as depicted on Exhibit 4, and designated for development of a mixed-use project and public improvements.

Conveyed Land means the land and other property rights to be conveyed by the City of Dover to Developer as specifically defined by Section 5.c. of the Term Sheet.

Developer means Dickinson Development Corp., a Massachusetts corporation having a principal place of business at 1266 Furnace Brook Parkway, Quincy, MA 02169. All references to Developer in the Term Sheet shall include approved project affiliates and DHA approved successors and assignees (Section 3).

Dover Housing Authority (DHA) means the supplementary public entity overseeing the Redevelopment Project, as defined by N.H.RSA Chapter 205, and pursuant to Dover City Council Resolution, Exhibit 1.

Environmental Remediation means the remediation to the Project Area by methodology to be jointly agreed upon and approved by Developer, DHA and the City of Dover following more specific environmental investigation and recommendations to be conducted as part of Developer's due diligence following Term Sheet signing.

Inspection Period means the period from the execution of the Term Sheet and ending on December 31, 2007 (Section 7).

Land Disposition Agreement (LDA) means a binding purchase and sales contract intended to be drafted and signed according to the terms and negotiating discretions outlined within the Term Sheet, and as contemplated by the RFP, Exhibit 3.

LDA Execution Deposit means \$100,000 pursuant to Section 11 of the Term Sheet.

LDA Negotiation Deposit means \$20,000 pursuant to Section 9 of the Term Sheet.

LDA Negotiation Period means the period beginning upon execution of the Term Sheet and ending on December 31, 2007 pursuant to Section 8 of the Term Sheet.

Land Use and Design Standards means those use, design, and construction standards as contemplated by the Term Sheet, Section 4(c) in conformance with the Concept Plan (Exhibit 4) and providing Developer and DHA with reasonable flexibility to respond to permitting issues and/or market conditions.

Outside Possession Date means when the Developer is ready to close and take title to the Project Area, on or before December 31, 2009, unless the date is further extended pursuant to Section 14 of the Term Sheet.

Permitting Period means the period beginning upon execution of the Term Sheet and ending on December 31, 2009, unless otherwise extended pursuant to Sections 12 and 14 of the Term Sheet.

Phase 1 Improvements means the improvements depicted in Exhibit 9, Preliminary Specifications of Waterfront Park Improvements, and described within Section 4 of the Term Sheet.

Private Improvements means mixed-use development and improvements as more specifically defined within Section 4(b) of the Term Sheet and the attached exhibits.

The Project means the Public Improvements and Private Improvements which the Developer shall develop and fund or finance as more particularly described in Section 4 of the Term Sheet.

Project Area means the Cochecho Waterfront Development Area.

Project Site means that portion of the Project Area upon which development is to occur in conformance with the Concept Plan, Exhibit 4, and as more specifically defined at Section 5 of the Term Sheet.

Public Approvals means approvals, permits, and licenses required by the City of Dover Planning Board, and such other federal and/or state regulatory agencies having jurisdiction over matters required pursuant to the site plan and/or development of the Project

Public Improvements means Site Related Public Infrastructure Improvements; Waterfront Park Improvements; the Public Street, Streetscape and Utilities Improvements; and Supplemental Public Improvements as more specifically defined within Section 4(a) of the Term Sheet.

Public Street, Streetscape and Utilities Improvements means the streets, sidewalks, utilities, parking areas open to the general public, and other infrastructures improvements to be constructed by Developer as more specifically defined within Section 4 (a)(iii) of the Term Sheet, the cost of which shall be paid by Developer, without credit to the Purchase Price.

Purchase Price means the payment of \$4,617,00.00 to be paid pursuant to the terms of Section 6 of the Term Sheet.

Request for Proposal (RFP) means the Cocheco Waterfront Development Request for Proposals dated November 29, 2005 and attached hereto as Exhibit 3.

Request for Qualifications (RFQ) means the Request for Qualifications issued by the Dover Housing Authority in May 2005 soliciting parties interested in submitting redevelopment plans for the Project Area and attached hereto as Exhibit 2.

Retained Land means the waterfront park land in the approximate location designated on Exhibit 8, intended to be improved with the Waterfront Park improvements, the ownership of which shall be retained by the City of Dover.

Retained Access Easement means the possible future access to be developed as contemplated by Section 5(d) in the approximate location shown by Exhibit 8.

Site-Related Public Infrastructure Improvements means relocating a pedestrian covered bridge; odor remediation improvements to the River Street Pump Station sewer facility; and Environmental Remediation as more specifically defined within Section 4(a) of the Term Sheet, and funded from the Purchase Price Proceeds.

Supplemental Public Improvements means any additional public improvements or amenities agreed by and between the DHA and Developer, as more particularly defined within Section 4(a)(iv), and funded from the Purchase Price Proceeds.

Waterfront Park Improvements means landscape, hardscape, water's edge stabilization, dock and pier improvements and parking areas as defined by Section 4(a)(ii) and shown on Exhibits 6 and 8, and funded from the Purchase Price Proceeds.