

Exhibit 6 Development Schedule

- I. 2021:
 - i. February 8, 2021:
 1. Development Agreement, Penacook Village Tax Increment Finance (PVTIF) District amendments, and associated resolutions for the Public Improvements are presented to the City Council and set for public hearing on March 8, 2021.
 - ii. February 2021: City bids construction of the Public Improvements and Canterbury Improvements.
 - iii. March 8, 2021: City Council public hearing on Development Agreement, PVTIF District Amendment, and related items. Final vote is scheduled for April 12, 2021.
 - iv. March 2021: City receives bids for Public Improvements.
 - v. April 1, 2021: Start of 2021 Property Tax Year.
 - vi. April 12, 2021: City Council vote on Development Agreement, Penacook Village Tax Increment Finance District amendments, and related items.
 - vii. April 19, 2021:
 1. Interchange Development LLC / DSM:
 - a. Provides Easements / Deed Restrictions / Covenants to the City, which are recorded at MCRD **prior** to Condominium Subdivision Declaration and Plat being recorded at Merrimack County Registry of Deeds (MCRD).
 - i. Easements / R-O-W for Public Improvements;
 - ii. CAT Bus Stop;
 - iii. Exempt Owner / Lessee Taxability Covenant for all 43 acres of the property); and,
 - iv. Covenants for Minimum Payments / Supplemental Payments for Condominium Units 3 and 4.
 - b. Maintenance Agreement for Public Improvements between City and Developer is executed and recorded at MCRD.
 - c. Developer and DSM perfect Development Permits and Approvals for Phase I of Developer's Project.
 - i. Condominium subdivision recorded at Merrimack County Registry of Deeds.
 - d. Developer closes on transfer of Condominium Unit #3 to DSM for the grocery store.
 - e. Developer and DSM secures Building Permits for their respective projects.

- f. Developer provides payment to City for the Canterbury Improvements.
- g. Developer provides Performance Mortgage to City for the Liquor Store.
- h. DSM provides the City with executed Corporate Guarantee for the Grocery Store.

2. City:

- a. Secures final permits and approvals for the Public Improvements and Canterbury Improvements.
- b. Executes contract with site work contractor for construction of the Public Improvements (including the Canterbury Improvements) and issues Notice to Proceed, pending all conditions related thereto have been satisfied.
- c. Executes Maintenance Agreement with NHDOT for landscaping and pedestrian improvements within US Route 4 rights-of-way.

viii. May 3, 2021:

1. City Commences construction of Public Improvements (including the Canterbury Improvements).
2. Developer and DSM commence construction of the following:
 - a. Grocery store with potential attached retail tenant space; and,
 - b. Liquor store.

ix. December 2021:

1. The Public Improvements and Canterbury Improvements are substantially complete and operational.
2. Winter shut down period for Public Improvements and Canterbury Improvements begins.

II. 2022:

i. January 2022: City issues / sells Penacook Village Tax Increment Finance District supported bonds and notes for the Public Improvements.

ii. April 1, 2022:

1. Start of 2022 Property Tax Year.
2. Liquor Store is substantially complete.
3. Penacook Village TIF District captures incremental assessed value created by substantially complete liquor store and partially completed grocery store with attached retail and liquor store.
4. Start of "Minimum Payments" and "Supplemental Payments" guarantees for grocery store / attached retail and liquor store condominium units.

- iii. April 15, 2022:
 - 1. Approximately projected end date for winter shut down period for Public Improvements.
 - 2. City begins final punch list for the Public Improvements and Canterbury Improvements.
- iv. May 2022: Liquor Store secures Certificate of Occupancy.
- v. August, 2022:
 - 1. The Public Improvements and Canterbury Improvements are completed.
- vi. November, 2022:
 - 1. City and Developer finalize accounting for actual cost of the Canterbury Improvements.

III. 2023:

- i. First Quarter 2023: DSM secures Certificate of Occupancy for grocery store.
- ii. April 1, 2023:
 - 1. Start of 2023 Property Tax Year.
 - 2. Penacook Village TIF District captures incremental assessed value of fully completed grocery store.