

protected by later finishes and partitions. As the building's First Period design cannot be restored without potentially inaccurate conjecture and a consequent loss of archaeological evidence, it is the goal of these restrictions to conserve the House in its present form, specifically forbidding the restoration of the building to conjectured original appearance.

Massachusetts General Laws, Chapter 184, Sections 31 - 33, authorizes the creation and enforcement of preservation restrictions appropriate to the preservation of a site or structure for its historical significance and for its natural, scenic and open condition.

Owner and SPNEA recognize the historic, architectural, cultural, scenic and aesthetic value and significance of the Premises, and have the common purpose of conserving and preserving the aforesaid value and significance of the Premises. To that end, Owner desires to grant to SPNEA, and SPNEA desires to accept, a Preservation Restriction Agreement pursuant to Massachusetts General Laws, Chapter 184, Sections 31 - 33.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Owner does hereby grant, release and convey to SPNEA, its successors and assigns a Preservation Restriction Agreement in perpetuity, in and to the Premises.

In delineation and furtherance of this Preservation Restriction Agreement, SPNEA imposes and Owner accepts the following preservation restrictions:

1. EXTERIOR RESTRICTIONS. Owner agrees that, without the prior written permission of SPNEA, no construction, alteration or any other activity shall be undertaken which will alter or adversely affect the appearance, workmanship or structural stability of certain exterior portions of the Matthew Perkins House as they exist as of the date of this Agreement. For convenience of reference the street facade, facing East Street, shall be called the south elevation, and the rear elevation of the house shall be called the north elevation. Such exterior portions, documented in a set of nine [9] exterior photographs attached hereto as part of Exhibit B and incorporated herein by this reference, are as follows:

- (a) the south elevation facing East Street and the north, east and west elevations. The terms "facade" and "elevations" shall include but not be limited to all doors, door frames, windows, window sash, window frames, wall sheathing, clapboards,