

transoms, cornices, mouldings and other decorative elements (Exhibit B 45189-A to 45196-A);

- (b) the massing of the roof profile and roof's wooden shingle covering; skylights, dormers or other roof additions being expressly forbidden (Exhibit B 45189-A to 45194-A);
- (c) The chimney in its entirety, both beneath and above the roofline (Exhibit B 45189-A to 45194-A); and
- (d) the foundation, specifically its drywall stone construction at all elevations (Exhibit B 45189-A to 45194-A).

2. INTERIOR 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 interior portions of the Matthew Perkins House as they exist as of the date of this Agreement. Such interior portions, documented in a set of thirty-six [36] interior photographs attached hereto as part of Exhibit B, and incorporated herein by this reference are as follows:

- (a) all structural members, interior beams, posts, girts, plates, rafters, purlins and other framing members of the House (Exhibit B 45198-A to 45233-A);
- (b) existing space configuration and door locations of the first and second storeys and of the east room at the attic with the subdivision or enlargement of such spaces being expressly forbidden (Exhibit B 45198-A to 45233-A);
- (c) all floors of the south facing rooms of the first and second storeys, the northeast room at the second storey, the east attic room, and both stairwells at all storeys with the sanding of all but hardwood floors expressly forbidden; specifically excluded are modern floors installed in north facing rooms at the first and second storeys (Exhibit B 45198-A to 45204-A, 45206-A to 45208-A, 45219-A to 45227-A, 45230-A, 45231-A and 45233-A);
- (d) existing plaster walls and ceilings in the south rooms of the first and second storeys, the northeast rooms of the first and second storeys, the northwest room of the second storey, both stairhalls at all storeys and the east room of the

*see  
MRD  
[Signature]*