

BK 6066 PG 619
SCHEDULE A

Acknowledging that the Trustees of Ipswich Heritage Trust (the "Grantors") and Nathaniel Pulsifer of 11 Waldingfield Road, Ipswich, Massachusetts (the "Grantee") are jointly interested in preserving the historic character of the North Green, and for the purpose of assuring preservation of Odd Fellows Hall (formerly the Probate Office) (the "premises") as a historic landmark, and maintenance of its exterior, grounds and setting in a manner appropriate to the Ipswich North Green area, said Grantee by joining in this deed, COVENANTS for himself and his successors and assigns, as owner of said premises, with the Grantors and their successors in trust and their beneficiaries, the Ipswich Historical Society and the Ipswich Historical Commission (the "Successors"), in case such beneficiaries or either of them succeed to the benefit of these covenants by assignment by the Grantors, or upon termination of said Trust, that:

1. No alterations shall be made to the exterior of the premises, whether in surfacing, color or otherwise, and nothing shall be hung or affixed on the building, its windows and doors, and no exterior signs, lights, fences, walls, paving, walks, or other exterior fixtures or additions, nor shall new buildings or structures be placed, constructed, altered or maintained on the premises, by the Grantee or by its permission on adjoining sidewalks or streets, without written approval thereof as appropriate to such purposes by the Grantors, or in case a Successor shall have succeeded to the benefit of these covenants, on behalf of such Successor by its president or chairman. Approvals shall not be withheld in case of fire, casualty, or other damage, so serious as to render restoration impractical, whether on account of building or zoning laws, or relative costs of reconstruction, or amount of original structure remaining, or otherwise, for replacement by another building or buildings appropriate and compatible in appearance to the Ipswich North Green and its historical characteristics. No approval by the Grantors or Successors required hereunder shall be unreasonably withheld.

2. The exterior of the premises and grounds shall be maintained and cared for in a manner properly befitting a historic landmark and shall at all times be kept free of litter. To assure its protection and for the benefit of the owner, arrangements may be made by the Grantors and the Grantee from time to time on reasonable request (but no more often than quarterly) for inspection by the Grantors or, in the event that either of its beneficiaries shall have succeeded, by said Successor's president or chairman.

3. These covenants shall run with the land subject thereto, and continue for two hundred years except as released, or as modified with consent of the owners of the subject land, by the Grantors, or any Successor, by its president or chairman. The owners from time to time of the subject land shall, on request of any Trustee or beneficiary of The Ipswich Heritage Trust, execute such instruments as may from time to time be necessary or desirable in order to assure such continuation.