

titles. Permission as to one alteration shall no be construed to waive the requirement for permission for subsequent alterations.

13. The burdens of these restrictions shall run with the land for 500 years and shall be binding upon all future owners of an interest therein. The right of enforcement of these restrictions shall be as provided in General Laws, Chapter 184, Section 32 as enacted by Acts 1969, Chapter 666, Section 5 as it may be amended from time to time, and shall be assignable to any governmental body or any entity whose purposes include preservation of structures or sites of historical significance.

#### RIGHT OF FIRST REFUSAL

SPNEA hereby RESERVES, for itself and for the benefit of any party to whom it may assign the right of enforcement of preservation restrictions as permitted hereinabove, a perpetual right of first refusal in the event the Grantee wishes to sell or make a gift of the premises. SPNEA and any party to whom it may assign said right of enforcement are hereinafter collectively referred to as SPNEA. The Grantee and any successive owners are hereinafter collectively referred to as the Grantee.

This right of first refusal shall be given by the Grantee and exercised or declined by SPNEA in the following manner:

- a. When the Grantee has entered into a bona fide purchase and sale agreement with a purchaser he shall promptly mail or deliver a copy thereof (attested as a true copy by a notary public) to SPNEA in the manner set forth in paragraph f below. The copy shall be accompanied by a letter of transmittal offering