

characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Grantee according to the Secretary of the Interior's "Standard for the Treatment of Historic Properties." The Grantor may ask financial assistance from any source available to it. The Grantee does not assume any obligation for maintaining, repairing or administering the Premises.

2. Inspection: The Grantor agrees that the Ipswich Historical Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the exterior architectural features of the front (southerly) and easterly sides of the building, including any changes in the design, material or color of the exterior of these sides of the building unless (a) clearly of a minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Grantee has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Grantee. Ordinary maintenance and repair of the Premises may be made without the written permission of the Grantee. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to the Agreement and hereby incorporated by reference.
4. Assignment: The Grantee may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties if the Town deems such transfer to be in the best interests of the goals of this Agreement.
5. Validity and Severability: The invalidity of M.G.L. chapter 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.
6. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Grantee.