

4. DEMOLITION. Owner shall not permit or allow to occur, either through positive action or neglect, demolition of the Perkins House.

5. RELOCATION. No portion of the Perkins House shall be moved from its present location unless such moving is required by a taking by eminent domain.

6. CONDEMNATION. If the Premises, or any substantial portion thereof, including without limitation the Perkins House shall be taken by eminent domain, SPNEA shall immediately be given notice of the proceedings by Owner and shall have the right to enter its name as an additional party in eminent domain proceedings, pursuant to Massachusetts General Laws, Chapter 79, Section 5A.

7. ADDITIONS. No exterior additions to the Perkins House shall be erected without prior written permission and design approval from SPNEA.

8. ADDITIONAL STRUCTURES. No building or structure not on the Premises as of the date of this Agreement shall be erected or placed on the Premises hereafter without prior written permission and design approval from SPNEA except for temporary scaffolding needed to assist workers in performing permitted activities.

*REC  
MLD  
JPM*

The existing four-car garage on the Premises is exempted from these Preservation Restrictions and may either be repaired or demolished. Repair of the garage shall not require SPNEA review provided that elevations are clad in either wood shingle or clapboard, that the roof is covered in wood shingle or asphalt shingle and that the existing arrangement of four garage doors is retained. Any other design alterations in the structure shall be subject to SPNEA review and written permission. In the event that the existing structure is demolished and a replacement built, such replacement shall be subject to SPNEA review and written permission to assure that it is of a scale, setting and materials that are compatible with the Perkins House. In no case will approval be given for a structure that exceeds the dimensions of the present garage (Exhibit B 45197-A).

9. FIRE EXITS. No additional avenues of egress out of the Perkins House shall be constructed unless such is required to comply with applicable fire codes. No construction shall be undertaken without the prior written permission of SPNEA.