

following notice in Bold type: "This agreement for (either Sale or lease) is subject to Preservation Restriction Agreement granted to the Ipswich Historical Commission, a copy of which is attached hereto and which substantially restricts construction, alteration or redecoration activities inside or outside the premises. Notwithstanding any other provisions of this agreement no such activity shall be undertaken without the prior written approval of the Ipswich Historical Commission." In the case of a lease the agreement shall contain the provision: "Any failure to comply with this restriction or the terms of the Preservation Restriction Agreement may, at the landlord's discretion, be deemed a default under this lease."

**Maintenance.** The Owner covenants and agrees on behalf of itself, its successors and assigns at all times to maintain the Property in a good and sound state of repair in order to prevent the deterioration or destruction of the Property or any of the features listed in this Agreement.

**Inspection.** The Owner agrees that the Commission or its designate may inspect the Property at least annually to ensure that the Owner is in compliance with the restrictions of this agreement.

**Archaeological Activities.** The conduct of archaeological activities, including without limitation; survey, excavation, and artifact retrieval, may occur only following the submission of an archaeological field investigation plan prepared by Ipswich Historical Commission and approved in writing by the State Archaeologist of the Massachusetts Historical Commission. (M.G.L. c. 9, sec. 27C)

**Notice of proposed sale.** The owner shall promptly notify the Ipswich Historical Commission in writing of any proposed sale or lease of the property and provide the opportunity for the Commission to explain the terms of the Restriction to potential new tenants or owners prior to the transfer of title.

**Enforcement.** The rights granted by this agreement shall include the right to enforce this agreement by appropriate legal proceedings including the right to obtain injunctive or other equitable relief.