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SECOND AMENDMENT TO MASTER DEED
of
32 MASONIC STREET CONDOMINIUM

I, MICHAEL G. SISSMAN, as Grantor and individually, pursuant to the authority granted by Paragraph 11(B) of the MASTER DEED of 32 MASONIC STREET CONDOMINIUM hereby amend said MASTER DEED of 32 MASONIC STREET CONDOMINIUM, which deed was dated December 31, 1986, and recorded in the Hampshire County Registry of Deeds at Book 2888, Page 1.

Paragraph (9)(A) and (9)(B) are amended to read as follows:

(9) Restrictions on Use

(A) No Unit shall be used for any purpose not specified in Paragraph (8) above;

(B) The architectural integrity of the building and the units shall be preserved without modification, and to that end, no awning, screen, antenna, sign, banner or other device, and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to the building, any Unit, or any part thereof without the written consent of the Board of Trustees.

Any and all repair expense necessitated by changes as above described shall be born by the unit or units which are primarily benefited by said change.

Notwithstanding the above, no exterior change, addition, structure, projection, decoration or other feature which is to be erected or placed upon or attached to the building, any unit, or any part thereof and which would in any manner impair the security of the holder of a mortgage of record shall be made unless same has been assented to by the holder of such mortgage.

Notwithstanding the above, the Commercial Units may place signs in the designated signage area and on the street sign(s). This Paragraph (9) shall not restrict the right of the Unit Owners to decorate the interiors of their units as they may desire;

Paragraph 11(C) is amended as follows:

(C) No instrument of amendment which alters the percentage of the Beneficial Interest to which any Unit is entitled in the Common Elements shall be of any force or effect unless the same has been signed by all Unit Owners, and said instrument is recorded as an Amended Master Deed;

Paragraph (17)(D)(iv) is amended as follows:

(iv) by act or omission, seek to abandon, partition, subdivide, encumber, sell, or transfer the Common Elements, other than in consequence of a subdivision creating a new unit, PROVIDED, HOWEVER, that the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Condominium and the exercise of other actions with respect to granting special rights of use or easements of Common Elements contemplated herein or in the Condominium Trust, including the granting of exclusive rights and easements of use with respect to parking spaces and storage bins, shall not be deemed an action for which any prior approval of a mortgagee shall be required under this subparagraph;

Signed this 28TH day of May, 1987.


Michael G. Sissman

I, Lucille F. Cernak on behalf of Heritage-NIS Bank for Savings as the holder of a mortgage on a portion of said property, dated October 31, 1986 and recorded in the Hampshire County Registry of Deeds, Book 2839, Page 300 and a mortgage dated April 2, 1987 and recorded in the Hampshire County Registry of Deeds, Document #7445, do hereby consent to this Amendment.

Heritage-NIS Bank for Savings

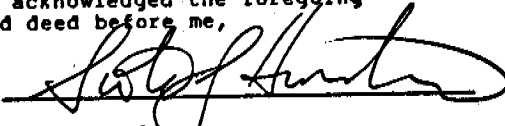
By Lucille F. Cernak
Its Assistant Vice-President

Commonwealth of Massachusetts

Hampshire, ss.

May 28, 1987

Then personally appeared the above named Michael G. Sissman as Grantor and individually, and Heritage-NIS Bank for Savings by Lucille F. Cernak and acknowledged the foregoing instrument to be their free act and deed before me,


Notary Public

SCOTT J. HAMILTON, NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 18, 1991

I, SCOTT J. HAMILTON, for myself and on behalf of MILTON B. HOWARD and WILLIAM JAMES CHRISTENSEN, hereby assent to the above Second Amendment to the Master Deed of 32 Masonic Street Condominium, Northampton, Massachusetts.

Scott J. Hamilton
SCOTT J. HAMILTON

Commonwealth of Massachusetts
Hampshire, ss.

June 3, 1987

Then personally appeared the above named Scott J. Hamilton and acknowledged the foregoing as his true act and deed, before me

Christopher J. [Signature]

Notary Public
My commission expires: August 6, 1993

Hampshire ss. 4 1987 at 12 o'clock and 11 minutes. M., Rec'd, ent'd and
exam'd with Hampshire Reg. of Deeds, book 2989 Page 341

Attest _____
NOTARY