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commonwealth upon the expiration of said lease or leases. Plans for any such building shall be submitted to said commissioner for approval prior to any construction thereon. In a like manner any alteration, addition, destruction or demolition thereof shall also require the prior written approval of said commissioner and written notification to the joint committee on state administration. Copies of any and all such plans, together with all such written approvals by said commissioner, shall be sent by said commissioner to the joint committee on state administration to be kept on file.

The lease authorized hereby shall provide that the commonwealth may repossess the leased premises together with any buildings erected thereon if payment of the rent or any other sum is not timely paid, or if the lessee otherwise defaults and, notwithstanding such default, the lessee shall continue to owe the rent and any other sums due the commonwealth under the provisions of said lease. The lessee shall carry, in an amount approved in writing by the commissioner, comprehensive general liability insurance protecting said lessee and the commonwealth against personal injury and property damage occurring on said leased premises or within any structure or building erected thereon, and such fire and extended risk insurance, as said commissioner deems appropriate.

Approved January 9, 1992.

Chapter 538. AN ACT AUTHORIZING THE TOWN OF WESTON TO ENTER INTO AN AGREEMENT FOR AN ENERGY CONSERVATION RETROFIT PROGRAM.

Be it enacted, etc., as follows:

SECTION 1. The town of Weston is hereby authorized to enter into an agreement for an energy conservation retrofit program containing a provision requiring the town to refund a prorated portion of the amounts paid for installation of electrical energy conservation measures in the event the town takes any action after installation which affects a specified pay-back period established in the agreement for such electrical energy conservation measures.

SECTION 2. This act shall take effect upon its passage.

Approved January 9, 1992.

Chapter 539. AN ACT RELATIVE TO THE HEALTH BENEFITS OF CERTAIN EMPLOYEES OF THE CITY OF BROCKTON.

Be it enacted, etc., as follows: