

A. EXCLUSIVES:

(a) Grantee covenants and agrees that, no portion of the Fee Parcel will be used for the operation of a drug store or a so-called prescription pharmacy or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind. In addition, no other portion of the Fee Parcel will be used for the sale of so-called health and/or beauty aids and/or drug sundries. Furthermore, no other portion of the Fee Parcel will be used for the operation of a business in which greeting cards shall be sold, nor for the operation of a business in which photo-finishing services and/or photographic film are offered for sale, nor for the operation of a business in which food shall be sold for off premises consumption. In the event that Grantor files suit against any other tenant or occupant of the Fee Parcel to enforce the foregoing restrictions, Grantee agrees to (i) cooperate fully with Grantor in the prosecution of any such suit, and (ii) reimburse Grantor for all of its attorneys' fees and court costs incurred by Grantor in connection with such suit, notwithstanding its resolution.

(b) Grantor and Grantee covenant and agree that in the event of a violation or threat thereof of any of the use prohibition provisions of Section (a) above, Grantor shall suffer irreparable harm and Grantor shall have no adequate remedy at law. As a result, Grantee and Grantor further covenant and agree that in the event of violation or threat thereof of any of the exclusive use provisions of Section (a) above, Grantor, in addition to all remedies available to Grantor at law and/or under this agreement, shall be entitled to injunctive or other equitable relief to enjoin a violation or threat thereof of Section (a) above.

B. RESTRICTIONS ON USE Grantee shall not permit or suffer any occupant of the Fee Parcel to use any premises or any portion thereof for the purposes of a cocktail lounge or bar, disco, bowling alley, pool hall, billiard parlor, skating theater, adult amusement facility, or any facility selling or displaying pornographic materials or having such displays, Good Will or Salvation Army type store, auction house, store devoted principally to the sale of packaged liquor for off property consumption, or flea market.