

Property will be sold subject to the following restrictive covenants set forth:

1. The property shall not be used for:
 - A. The sale, either retail or wholesale, of agricultural products of any kind including but not limited to seeds, chemicals, or liquid/dry fertilizers;
 - B. The production or sale, either retail or wholesale, of animal feed;
 - C. The sale, either retail or wholesale, of any type of grain that is governed by the Ohio Department of Agriculture or any successor agency;
 - D. The storage of grain for a fee.
2. Any storage of improvements on the property, now existing or built in the future, shall not be subdivided or developed into condominiums to be sold for grain storage.
3. This property shall not be leased, rented, or occupied for the purpose of conducting business as, a Family Dollar Store, Bill's Dollar Store, Fred's, Dollar Tree, Dollar Zone, Variety Wholesale, Ninety-Nine Cents Only, Deals, Dollar Bills, Bonus Dollar, Dollar Express, Maxway, Super Ten, Dollar Planet Dollar, Big Lots, Odd Lots, Walgreens, CVS, Rite Aid, or any Wal-Mart concept including but not limited to Super Wal-Mart, Wal-Mart, Wal-Mart Neighborhood Market, or Wal-Mart Express.
4. In addition to the above restrictions, Seller shall burden the Seller Property and Buyer shall burden the Property (a) for any unlawful purpose or in any way which would constitute a legal nuisance to an adjoining owner or occupant; (b) as a discotheque, dance hall or night club; (c) as a massage parlor; (d) funeral parlor; (e) bingo parlor; (f) car wash; (g) any use which emits a strong, unusual, offensive or obnoxious odor, fumes, dust or vapors, or any sound which can be heard outside of any buildings on the A Tract or B Tract, except that any unusual paging system be allowed; (h) any assembling, manufacturing, distilling, refining, smelting, mining operation; (i) any 'second hand' store or liquidation outlet; (j) any mobile home park, trailer court, labor camp, junk yard, recycling facility or stock yard; (k) any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located near the rear of any building); (l) any dry cleaners performing on-site cleaning services; (m) any automobile, truck, trailer or recreational vehicles sales, leasing storage, display or body shop repair operation; (n) any living quarters, sleeping apartments or lodging rooms; (o) any veterinary hospital or animal raising facilities (except this provision shall not prohibit pet shops and shall not prohibit the provision of veterinary services in connection with pet shops or pet supplies business); (p) any establishment selling or exhibiting paraphernalia for use with illicit drugs, and establishment selling or exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, and any adult bookstore, adult video store or adult movie theater; (q) any bar or tavern; provided, however, a bar within a restaurant shall be permitted; (r) any pool or billiard hall, gun range or shooting gallery, or amusement or video arcade; and (s) any use which creates fire, explosives or other hazards.