

(b) Specific Prohibited Uses Excluding the Premises, Landlord covenants and agrees that neither the Outparcels nor any other premises in the Shopping Center or any Landlord Other Property shall be used for the following "prohibited uses" :

adult or sexually explicit or oriented stores, including bookstores or video stores or any business featuring the display of male and/or female dancers or so-called "strip tease" or "adult entertainment establishment"; massage parlors; any business involving the sale, leasing, storage, servicing, repair, fueling, or washing of automobiles, trucks, boats, recreational vehicles and/or mobile homes; automotive parts stores; lounges, bars, taverns, nightclubs, discos and other establishments of like type, except that any restaurants permitted in accordance with the provisions of Paragraph 15.02 may include a bar or bars as an incidental part of its restaurant business; theatres; churches; bingo parlors; bowling alleys; skating rinks; game or video/arcade rooms or amusement center; billiard or pool halls; cafeterias; schools, except that specialty schools such as schools which provide instruction for specific vocations and which are located within the area designated as "Area A" on the Site Plan shall be permitted; health spas, fitness centers, karate, gymnasium, exercise studio, or similar business except that foregoing businesses which are located within the area designated as "Area A" on the Site Plan shall be permitted; meeting halls or other places of public assembly; auditoriums; dance halls; lotto or off-track betting businesses; outdoor plant nurseries (a nursery located within a store, such as a floral shop, shall be permitted if a floral

shop is not prohibited under Paragraph 15.02); auction house or flea markets; businesses whose customers generally remain for more than ninety (90) minutes at a time unless such businesses are located within the area designated as "Area A" on the Site Plan; animal or veterinary clinic; so called "head shops" or businesses which sell drug related paraphernalia; hotel, motel, tourist court, or sleeping apartment/lodging rooms or living quarters; laundry, laundromat or any dry cleaning business (other than a business devoted solely to the drop-off and pick-up of dry cleaning); mortuary or funeral parlor; skating rink; for the conduct of a business operation which regularly or with significant frequency sells merchandise of the types or qualities now commonly known as "odd lot", "close out", "clearance", "discontinued", "cancellation", "second", "factory reject", "sample", "floor model", "demonstrator", "obsolescent", "over-stock", "distressed", "bankruptcy", "fire sale" or "damaged"; for any purpose or business which is noxious or unreasonably offensive because of the emission of noise, smoke, dust or odors; for any purpose other than the conduct of a "retail business", so-called, which term shall mean and include mail-order catalog store operations, banks, finance company businesses, shoe repair shops, barber shops, beauty shops, and real estate brokerage, stock brokerage and insurance brokerage businesses, as well as ordinary retail businesses selling merchandise provided that no more than five thousand (5,000) square feet of leaseable floor area in the Shopping Center may be utilized for the operation of mail-order catalog store operations, banks, finance company businesses, shoe repair shops, barber shops, beauty shops, and real estate brokerage, stock brokerage and insurance brokerage businesses; for any business using outdoor space in its regular operations, such as lumber yards and the like; for any office or storage operations except office and storage operations which are a part of the conduct of a retail business in the Shopping Center.