

EXHIBIT "B"

"PROHIBITED USES ON SELLER'S ADJACENT PROPERTY"

The "Prohibited Uses" on Seller's Adjacent Property shall be limited to the following, solely:

- Arcades, game rooms or video parlors; provided, however, that the foregoing shall not be deemed to prohibit the installation and operation of arcades, game rooms or video parlors as an accessory use to another commercial use on Seller's Adjacent Property so long as it comprises no more than twenty percent (20%) of the total useable floor area within the other use;
- Gun range(s);
- outdoor entertainment venues; provided, however, that the foregoing shall not restrict the construction, use, operation and maintenance of outdoor patio areas accessory to other uses located on Seller's Adjacent Property (including outdoor musical entertainment on said outdoor patio areas);
- Trailer courts, mobile home parks, and recreation vehicle campgrounds;
- Any structure of a temporary character, or any trailer, tent, shack, barn or other out building, except for temporary trailers for construction and/or sales or leasing activities on Seller's Adjacent Property;
- Oil, gas or mineral exploration, drilling, boring, development, refining, quarrying, or mining operations and all construction and equipment incident thereto, oil or gas wells, shafts;
- Junk yards, scrap metal yards, automobile used parts and/or dismantling operations and sanitary landfills except that nothing herein shall preclude recycling centers established solely for the collection and sorting of household recyclable materials (*e.g.*, newspapers, metal cans, *etc.*);
- Dumping storage, disposal, incineration, treatment, processing or reduction of garbage, or refuse of any nature, except as incidental to the use, operation and ownership of Seller's Adjacent Property (or a portion thereof) in a manner which does not result in noxious odors emitting from Seller's Adjacent Property;
- Rummage sales or flea markets;
- Truck terminals, truck stop-type facilities or the use of any portion of Seller's Adjacent Property for overnight parking or storage of any trucks, mobile homes or other vehicles with four or more wheels except in connection with a new car

dealership or a car rental agency, which may be permitted on Seller's Adjacent Property;

- Spa or massage parlors, unless operated by a licensed massage therapist whose employees are also licensed and remain fully clothed in providing massage and spa services (which will be permitted);
- Any industrial use (as the term "industrial" is defined in the County's Land Development Code);
- "Adult entertainment uses", which term shall mean, for the purposes hereof, any theater or other establishment which: (i) shows, previews, sells, rents, distributes or promotes in any way, movies, films, videos, magazines, books, or other medium (whether now or hereafter developed) rated "X" by the movie production industry (or any successor rating established by the movie production industry), or otherwise of a pornographic or obscene nature; or (ii) sells, rents, or distributes sexually explicit games, toys, devices, or similar merchandise;
- Any business or use that contains devices, equipment or facilities for the participation in, or to be used to hold any events, functions or programs that involve gambling, wagering, betting or other similar activities, where the participants have the opportunity to receive monetary or other consideration and irrespective of whether such activities or devices are lawful with the exception of the sale of lottery tickets and charity bingo activities so long as neither of the foregoing are the primary use of that business; and
- Go-cart racing, miniature golf, water rides, interactive water play areas, or other rides or other outdoor amusement park like uses.
- The sale or display of any drug paraphernalia primarily used in the use or ingestion of illicit drugs and any business or use that is prohibited by law
- A "second hand" store, tattoo or piercing parlor, internet café, storage facility, any check cashing store other than a bank, an auction house or similar operation, a central laundry dry cleaning plant or Laundromat (except that a dry cleaner that performs all dry cleaning outside Seller's Adjacent Property shall be permitted), any mortuary or funeral home, a pawn shop, or an automotive repair shop.

EXHIBIT "C"

"PROHIBITED USES ON THE PROPERTY"

The "**Prohibited Uses**" on the Property shall be limited to the following, solely:

- Any retail or commercial uses
- Any restaurants open to the general public (a private club restaurant is permitted)
- Any office uses
- Any industrial uses