

**EXHIBIT G****(Use Restrictions)****A. General Prohibited Uses Applicable to all Parcels:**

**No Owner, Occupant, or Permittee of a Parcel shall use or permit the use of a Parcel for any of the following purposes or uses, without the prior written consent of the Declarant:**

Any public or private nuisance.

Any noise or sound that is objectionable due to intermittence, beat, frequency, shrillness or loudness.

Any use which emits or results in strong, unusual or offensive odors (but not such odors as shall normally emit from restaurants) fumes, dust or vapors, is a public or private nuisance, emits noise or sounds which are objectionable due to intermittence, beat, frequency, shrillness or loudness, creates a hazardous condition, or is used, in whole or in part, as or for warehousing or the dumping or disposing of garbage or refuse, other than in enclosed receptacles intended for such purpose.

Any use which emits excessive quantity of dust, dirt, or fly ash; provided however, this prohibition shall not preclude the sale of soils, fertilizers, or other garden materials or building materials in containers if incident to the operation of a home improvement or other similar store.

Any use which could result in, or cause fire, explosion or other damaging, dangerous or hazardous use, including the storage, display or sale of explosives or fireworks.

Any operation primarily used as a storage facility, or assembly, manufacture, distillation, refining, smelting, agriculture or mining operations.

Any mobile home or trailer court, auction house, labor camp, junkyard, mortuary, funeral home, stock yard or animal raising (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction, or maintenance). Notwithstanding the foregoing, pet shops shall be permitted.

Any drilling for and/or removal of subsurface substances.

Any flea market and/or swap meet or second hand or surplus store.

Any massage parlor, adult book shop, sale or rental of adult books, magazines or videos except as an incidental part of the business of a general purpose bookstore or video store such as Blockbuster.

The exhibition of any motion pictures that are marketed or advertised as rated "X" or any combination of "X"s, any motion picture that is classified as obscene or pornographic by law, or any motion picture that is not rated by the Motion Picture Association of America or a successor rating agency due to sexually explicit content.

Any gas or service station.

Any tattoo parlor or any establishment selling drug related paraphernalia.

Any residential use.

Any abortion clinic or drug rehabilitation clinic.

Any central laundry, dry cleaning plant, or laundromat; provided, however, this prohibition shall not be applicable to nominal supportive facilities for on-site service oriented to pick up and delivery by the ultimate consumer as the same may be found in a first class shopping center.

Any gambling facility or operation, including but not limited to: off-track or sports betting parlor; table games such as black-jack or poker; slot machines, video poker/black-jack/keno machines or similar devices; or bingo hall; provided however, that the operation of pool tables or billiards tables ancillary to a permitted use shall be permitted. Notwithstanding the foregoing, this prohibition shall not apply to governmental sponsored gambling activities, or charitable gambling activities, so long as such governmental and/or charitable activities are incidental to the business operation being conducted.

Parcels 2 and 3 may not be used for the operation of a movie theater of any kind without the express written consent of the Owner of Parcel 1, which shall be held by the Owner of Parcel 1 in its sole and absolute discretion.

**B. Specific Prohibited Uses:**

**No Owner, Occupant, or Permittee of a Parcel shall use or permit the use of a Parcel for any of the following purposes or uses, without the prior written consent of the Declarant and the Owner, Occupant or Permittee for whom the restriction is intended to protect as described below:**

**Ruby Tuesday Prohibited Uses:**

No Parcel may be used for any of the following purposes as long as the Ruby Tuesday Lease is in full force and effect:

- i. Any use that could produce any obnoxious odor, noise or sound which can be heard or smelled outside of any building on the Property; provided any unusual interior paging system shall be allowed;
- ii. Any operation primarily used as a warehouse operation and any assembling, manufacturing, distilling, refining, agricultural or mining operations;
- iii. Any "second hand" store or "surplus" store;
- iv. Any massage parlor or adult bookstore;
- v. Any mobile home, trailer court, labor camp, junkyard, or stockyard (except that this provision shall not prohibit temporary use of construction trailers during periods of construction, reconstruction or maintenance);
- vi. Any dumping, disposing, incineration or reduction of garbage (exclusive garbage compactors and/ or dumpsters located in the rear of any building);
- vii. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;
- viii. Any central laundry, dry cleaning plant or laundromat, provided, however, this prohibition shall not be applicable to on-site service oriented to pickup and deliver by the ultimate consumer, including

- . nominal support facilities, as the same may be found in retail shopping districts in the metropolitan area where the Center is located;
- ix. Any automobile, truck, trailer or R.V. sales, leasing, display or repair;
- x. Any bowling alley;
- xi. Any skating rink;
- xii. Any living quarters, sleeping apartments or lodging rooms;
- xiii. Any veterinary hospital or animal raising facility;
- xiv. Any mortuary;
- xv. Any establishment whose primary business is the sale or exhibiting of pornographic material;
- xvi. Any nightclub;
- xvii. Any health spa, gym and/or theatre (except for the theater on the Theater Parcel);
- xviii. Any flea market, amusement arcade, pool or billiard hall, car wash, discotheque or dance hall;
- xix. Any copy center;
- xx. Off-track betting;
- xxi. Any establishment using ten (10%) percent or more of its Premises for the sale of any one or combination of the following; household paper or party supplies, household cleaning supplies, cosmetics, fragrances, and health and beauty aids; and
- xxii. Any licensed pharmacy

**Target Prohibited Uses:**

No Parcel may be used for any of the following purposes as long as the Target Lease is in full force and effect:

Any use or operation which is inconsistent with the operation and/or mix of a first class retail shopping center. Without limiting the generality of the foregoing, the following uses or operations shall not be consistent with the concept of a first-class retail shopping center:

- i. Any obnoxious odor, noise, or sound which can be heard or smelled outside of any building in the Center; provided any usual interior paging system shall be allowed.
- ii. Any operation primarily used as a warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation;
- iii. Any "second hand" store or "surplus store;
- iv. Any mobile home, trailer court, labor camp, junkyard; or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction, or maintenance);
- v. Any dumping, disposing, incineration, or reduction of garbage (exclusive of garbage compactors and/or dumpsters located in the rear of any building);

- vi Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;
- vii Any central laundry, dry cleaning plant, or laundromat; provided, however, this prohibition shall not be applicable to on-site service oriented to pickup and delivery by the ultimate consumer, including nominal supporting facilities, as the same may be found in retail shopping districts in the metropolitan area where the Center is located;
- viii Any automobile, truck, trailer or R.V. sales, leasing, display or repair;
- ix Any bowling alley;
- x Any skating rink;
- xi Any living quarters, sleeping apartments, or lodging rooms;
- xii Any veterinary hospital or animal raising facilities (except that this prohibition shall not prohibit pet shops);
- xiii Any mortuary;
- xiv Any establishment whose primary business is the sale or exhibiting pornographic materials;
- xv Any bar, tavern, restaurant or other establishment whose reasonably projected annual gross revenues from the sale of alcoholic beverages for on-premises consumption exceeds sixty percent (60%) of gross revenues arising out of, or resulting from such business;
- xvi Any health spa and/or theatre (except for the theater on the Theater Parcel);
- xvii Any flea market, amusement arcade in excess of 1,500 square feet, pool or billiard hall, car wash, or dance hall.

No building used exclusively as a restaurant shall be located within two hundred (200) feet of the Target building.

**C. Exclusive Uses:**

Except for the Occupant whose use is intended to be protected, no Parcel may be used for any of the following uses without the prior written consent of Declarant and the Owner, Occupant or Permittee for whom the exclusive use is intended to protect as described below:

**MJR Theater:** Movie theater of any kind

**Ruby Tuesday:** Full service casual them restaurant similar to a Ruby Tuesday's such as Applebee's, Bennigans, TGI Fridays, Brinker International restaurants, General Mills restaurants, Cookers, Houlihan's, Houston's, Outback Steakhouse, Bakers Square, or Max & Ermas (but does not apply to a tenant of 20,000 sq. ft. or more, and does not apply to a Sizzler or Sizzler-type restaurant).

**Secom Group, Inc:** Cellular phone store or the sale, lease, operation or development of any business or undertaking which offers products and/or services which are substantially similar to Secom Group, Inc.

**Regis Corp.:** Unisex hairstyling, hair coloring and haircutting services salon, hair salon or barber shop (but does not prohibit a tanning or manicuring services).

**Achatz Handmade Pie Company, LLC:** 20% of total gross annual revenues derived from the sale of items or services identical to or similar to those sold or provided by Tenant (pies and related food items).

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**Baja Fresh:** Fast casual Mexican food, Mexican style foods. Mexican style roll-up sandwiches (tacos, burritos, etc.).

**Cold Stone Creamery:** Maggie Moo's, Marble Slab Creamery, Brewster's, Baskin Robbins, Ben & Jerry's Haagen-Dazs, Carvel, Friendly's, Dairy Queen or Nestle Tollhouse, or the sale of ice cream by blending in mix-ins on a frozen stone or slab, or kiosk or vending machine which derives 10% or more of its gross sales from the service or sale of one or more of ice cream, frozen yogurt, smoothies, gelato, sorbets and/or any other frozen desserts.

**Country Inn:** Family style, casual dining type restaurant.

**H&R Block:** Tax preparation and filing