

EXHIBIT B

DEED RESTRICTIONS

Restriction 1: The Property shall not be used in whole or in part by, for, or in connection with any individual or entity engaged in financial services other than Park National Bank (or its successor in interest), including but not limited to, a State or Federal Chartered Bank, Savings & Loan, Credit Union, mortgage origination service, mortgage broker, trust or investment, check cashing service, or pay day lending service, and including any automated teller machine or related technology or equipment, for a period of ten years from March 28, 2024, unless approved in writing by Park National Bank.

A violation or breach of any restriction shall give to Grantor, its successors and assigns, the right to bring suit against the person or persons who have violated or are attempting to violate any of the restrictions, to seek legal and equitable relief (including the right to enjoin uses of the Property contrary to the restrictions), and to recover damages, court costs, and expenses (including reasonable attorney fees) incurred by Grantor for having to enforce the restrictions.

The foregoing restrictions, covenants, and conditions shall run with the land of Grantee, and shall be binding upon Grantee and inure to the benefit of Grantor and its respective successors and assigns.

Restriction 2: The Property shall not be used in whole or in part by, for, or in connection with any individual or entity engaged in the business of cosmetic sales and services, beauty salon, the sale of beauty and hair products accompanying salon services, manicurist or nail technicians and services, pedicurists, brow bar, lash bar, wax bar, massage therapy, infrared bed therapy, or a tanning salon, and/or similar business, other than Melissa Watkins-Boyd (or her successors in interest), including but not limited to, a beauty salon, barbershop, tanning salon, and/or a hair stylist, and including the sale of beauty of cosmetic products in conjunction with any of the foregoing, for a period of ten years from the date of this deed, unless approved in writing by Melissa Watkins-Boyd.

A violation or breach of any restriction shall give to Grantor, its successors and assigns, the right to bring suit against the person or persons who have violated or are attempting to violate any of the restrictions, to seek legal and equitable relief (including the right to enjoin uses of the Property contrary to the restrictions), and to recover damages, court costs, and expenses (including reasonable attorney fees) incurred by Grantor for having to enforce the restrictions.

The foregoing restrictions, covenants, and conditions shall run with the land of Grantee, and shall be binding upon Grantee and inure to the benefit of Grantor and its respective successors and assigns.