

## EXHIBIT C

### USE RESTRICTIONS

Use Restrictions. Grantee agrees and covenants the following ("Use Restrictions"):

- a. It will not use nor permit the use of the name "Roman Catholic Church", "The Catholic Bishop of Chicago" or "St. Alphonsus Parish" or any derivative of the aforementioned in connection with any operations or activities on the subject Property unless Grantee obtains Grantor's prior written consent.
- b. It will not use, permit others to use or lease or otherwise transfer the use of the subject Property or any portion thereof to any person who uses or will use the Property or any portion thereof as a facility in which:
  - i. Research, performance, advocacy or counseling in favor of any of the following are conducted:
    1. Abortion;
    2. Sterilization;
    3. In vitro fertilization;
    4. Surrogate motherhood;
    5. Experimentation on human embryos;
    6. Destruction of human embryos;
    7. Human cloning;
    8. Gender reassignment;
    9. Stem cell research where the source of stem cells is either human embryos or fetal tissues and organs from induced abortions;
    10. Euthanasia;
    11. Assisted suicide;
    12. Death by means other than natural causes;
  - ii. Distribution or retail sales of artificial contraception occur; provided, however, this prohibition shall not apply where such distribution or sales are incidental to gross revenues generated by the facility or to the value of an organization's goods and services;
  - iii. Satanism, atheism, recourse to mediums, palm-reading, astrology or related activities are advocated or practiced;
  - iv. Pornographic or soft pornographic media or "adult" items are displayed, sold, rented or available for viewing;
  - v. A restaurant, bar or club that encourages or requires personnel to be shirtless or to wear provocative clothing or a uniform that a reasonable person considers to be sexually offensive, (e.g., so-called hot pants, shorts not covering the entire buttocks, tight fitting or otherwise revealing tank tops or halter tops);

- vi. Live performances or escort services directed to an adult audience rather than a general audience are operated or conducted;
- vii. Drug paraphernalia are sold;
- viii. Any activity not listed above which is inconsistent with or contrary to the tenets of the Roman Catholic Church, including canon law, doctrine, moral law or customs, in the sole discretion of the then-sitting Bishop or Archbishop with jurisdiction over the Property.

c. Other Prohibitions.

- i. Any facility in which tattoos are provided.
- ii. Any amusement or video arcade, pool or billiard hall.
- iii. Any gambling facility or operation, including but not limited to: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; provided, however, this prohibition shall not apply to a facility in which the total gross revenues for the aforementioned uses, together with total gross revenues from the sale of alcoholic beverages, are less than a majority of the gross revenues generated from such facility.
- iv. A retail store, tavern, bar, night club, gambling establishment, dance club, dance hall, bowling alley or other entertainment venue is operated in which (A) the sale of alcoholic beverages or marijuana (including medical marijuana) constitutes a majority of the gross revenues generated from such facility; or (B) business hours extend past 11:59 PM.
- v. Any use which emits an obnoxious odor, noise or sound which can be heard or smelled outside of any building.
- vi. An operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation.
- vii. Any pawn shop.
- viii. Any mobile home park, trailer court, junkyard, or stockyard; provided, however, this prohibition shall not be applicable to the temporary use of construction trailers during periods of construction, reconstruction or maintenance.
- ix. Any dumping, disposing, incineration or reduction of garbage; provided, however, this prohibition shall not be applicable to garbage compactors not visible from the street.

- x. Any flea market, fire sale, bankruptcy sale (unless pursuant to a court order) operation.
  - xi. 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 pickup and delivery by the ultimate consumer.
  - xii. Any car wash facility; provided, however, this prohibition shall not be applicable to nominal supportive car wash services offered by a parking garage.
  - xiii. Any automobile, truck, trailer or recreational vehicle service/repair or body shop repair operation.
- d. Grantee shall not allow an Impermissible Production to occur in any of the buildings on the Property. An "Impermissible Production" shall mean any form of artistic production, including live productions, filmed productions or displays of painted, sketched, photograph or sculptural works, that:
- i. portrays theism or Catholicism, Catholic clergy or Catholic religious persons in a negative light;
  - ii. condones or portrays atheism or Satanism or recourse to mediums in a favorable light;
  - iii. condones or portrays immoral acts or lifestyles, including but not limited to, abortion, euthanasia, prostitution, fornication, adultery, homosexual activity, transsexualism, substance abuse, sexual abuse in a favorable light;
  - iv. more specifically, is pornographic, lewd, obscene, of an "adult" or "peep" show nature, or include nudity;
  - v. condones or portrays unlawful activity or lifestyles in a favorable light; or
  - vi. is otherwise disreputable or immoral or anti-Catholic or antithetical to Catholic teaching in the sole discretion of the then-sitting Bishop or Archbishop with canonical jurisdiction over the Property.

In the event of failure of Grantee, its successors and assigns to comply with any of the Use Restrictions, Grantor may pursue any and all remedies available at law or in equity, including but not limited to the right to obtain temporary, preliminary, and permanent injunctive relief to restrain and enjoin violations of the covenants without requirement of bond. Grantor shall have the right to all costs and expenses, including attorney's fees incurred in the enforcement or defense of these Use Restrictions, and any other damages suffered by Grantor as a result of any breach of these Use Restrictions.

Grantee on behalf of itself and its successors and assigns in title waives any claims and defenses as to the enforceability or unenforceability of the abovementioned Use Restrictions.

In the event that any of the above and separate and distinct Use Restrictions or the application thereof shall be deemed invalid or unenforceable under applicable law, such determination shall in no manner affect the other Use Restrictions, which shall remain in full force and effect as if the restriction deemed invalid or unenforceable were not originally a part of this Section.