

Little Caesar Prohibitive Covenant

Tenants except Little Caesars are prohibited from the sale or offering (including, without limitation, so called carry-out, delivery or sit-down service) of pizza and/or any Italian-related foods (including, without limitation, pasta, Italian bread products and related sauces and Italian sandwiches) and chicken wings.

No portion of the Shopping Center is to be an "adult" enterprise, including without limitation, bookstores or entertainment facilities offering pornography or live nudity, a billiard hall, a cocktail lounge, a bar, a tavern, or any other business that would lower the reputation or character of the Shopping Center, which shall be maintained so as to be attractive to a "family-oriented" customer base

Price Rite Restrictive Covenant

- A) No part of the Shopping Center shall be used as a theater, auditorium, meeting hall, school or other place of public assembly, except Landlord shall have the right to lease portions of the Shopping Center for the following uses: gymnasium, health club, exercise or dance studio, dance hall; "army/navy" or surplus store, second hand store, medical (doctor, dentist, ophthalmologist, optometrist, or similar medical provider, but not drug treatment or drug maintenance) clinic, and special learning center facility schools (not to exceed 3,000 square feet) such as, by means of example, Sylvan Learning Center, Huntington Learning Center, or Kumon Learning Center.
- B) Aggregate gross leasable area of all Shopping Center for office space tenants, such as, by means of example and not of limitation, a travel agency, bank loan office, etc., shall not exceed fifteen percent (15%) of the gross leasable area of the Shopping Center. In no event shall there be an office building in the Shopping Center.
- C) Occupant or occupants of the Shopping Center are not permitted to sell, for off-premises consumption (whether fresh, frozen, canned, bottled, packaged or otherwise): fish, meat, produce, poultry, baked goods, groceries (as listed on Exhibit "F" hereto), dairy and egg products, delicatessen and appetizing foods (appetizing foods being given its technical meaning within the supermarket industry). Occupants prohibited in the Shopping Center include grocery store (including (i) a supermarket, mini-supermarket, convenience food store; or (it) a club store commonly known as a warehouse club, or a "super" discount department store, in either case having a full service grocery section in excess of 30,000 square feet (such as, by means of example, but not limitation, BJ's, Price Club, Sam's, Super K Mart, Super Wal-Mart, COSTCO, Wholesale Depot and Carrefour.
- D) Notwithstanding the restrictions set forth in 1.A to C above, the following types of businesses are permitted:
 - a) Restaurants, including fast food restaurants, sandwich shops, delicatessens and coffee shops, non of which may sell uncooked meat, fish or poultry (other than

sushi, lox and other similar uncooked restaurant items) for off-premises consumption. All such restaurants shall, in the aggregate, not exceed ten percent (10%) of the gross leasable area in the Shopping Center.

- b) The sale of candy and/or nuts such as, by means of example and not of limitation, Loft's, Barricini's or Fanny Farmer in a separate store or as a department in another store.
- c) Baskin-Robbins or Carvel-type ice cream stores.
- d) A pet store or pet supply store,
- e) The sale of breads, donuts and other baked goods through a conventional bakery or through a Dunkin Donuts, bagel shop/store or similar store.
- f) A Starbucks Coffee or similar coffee or tea cafe.
- g) Stores for which the sale of food and the grocery items listed on Exhibit "F" attached hereto is not its primary business, provided, that, except as specifically set forth above: (i) no Perishable Foods (as hereinafter defined) may be carried; and (ii) the square footage utilized for the sale of non-perishable food items and other grocery items shall not exceed the lesser of ten percent (10%) of the usable square footage of said store (fifteen percent (15%) solely in the case of a single dollar store), or (y) 2,000 square feet. In no event shall any such carve-outs from Tenant's exclusive, as set forth in the preceding sentence, permit the sale of Perishable Foods. "Perishable Foods" shall, for purposes of this Lease, be deemed to mean and refer to food products (whether fresh, refrigerated, frozen, bottled, packaged or otherwise) with an effective shelf life of less than two (2) weeks if left out at room temperature, and shall specifically include all fresh foods, including but not limited to, fresh fish, fresh meat, fresh produce, fresh poultry, baked goods, fresh dairy and egg products, and delicatessen and appetizing foods. For purposes of this Lease, Perishable Foods shall specifically exclude ice cream and frozen confections.\

EXHIBIT F

SCHEDULE OF GROCERY ITEMS

SYRUPS-PANCAKEIMOLASSES
PANCAKE MIXES
ALUMINUM FOILWRAP
BREAD CRUMBSIROASTING BAGS
VEGETABLES
DESSERTS-GELATINIPUDDINGIJELLO
SPAGHETTI SAUCE-PREPARED
FLOORRUG CLEANERSIWAXES
AIR FRESHENERS

MEAT SAUCESIGRAVIES-
CANNEDIPACKAGED

BLEACH
BABY FORMULAS
PREPARED FOODS-CANNED
FLOURPREPARED FLOUR
STEEL WOOLISCOURING PADS
ICE CREAM TOPPING
VINEGAR
SALT-TABLE
CHARCOAL BRIQUETTES
CHARCOAL LIGHTER
MEATS-CANNED
CHOCOLATE SYRUPICOCOA
ETI-INIC FOODS
MAYONNAISEIMIRACLE WHIP

MILK-CANS-
EV APORATEDICONDENSED

HONEY
INSTANT MILWCOFFEE LIGHTENERS
SPICESIEXTRACTS
AMMONIA
MARASCHINO CHERRIES
FURNITURE POLISH
OVEN CLEANERS
SHORTENING
WATER CONDITIONERS

CLEANSERS-AJAXICOMETIETC.
FRUIT-DRIED
BEANS-DRIED-BAGIBOXED
STUFFINGSICOATINGS
STARCHES
JAMSIJELLIES
CEREALIBREAKFAST
PREPARED FOODS-PACKAGED
COFFEE
TEAITEA BAGS
BREAD MIXESICAKE MIXESIMUFFIN
MIXES
PAPER PRODUCTS*
CAT LITTER
DOG FOOD
CAT FOOD
SOUPS

COOKIES
BIRD SEED
SALT ROCWPELLETS
DRINKS (OTHER THAN
REFRIGERATED SINGLE SERVING
CANS AND BOTTLES SOLD FOR
IMMEDIATE CONSUMPTION)**
HEAVY DUTY LIQUID LAUNDRY
DETERGENT

MACARONIISPAGHETTI/NOODLES-
DRY

CATSUPIMUSTARD
LAWN-LEAF-TRASH BAGS
SALAD DRESSINGS-POURABLEIDRY
POWDERED DRINK MIX
SUGAR
OLIVE/PICKLEIRELISHIPEPPER
SOAPS - REGULAWLIQUIDIBUBBLE
BATH
FOOD BAGS
BATHROOM-TUB & TILE CLEANERS
DETERGENTS-REGULAWAUTOIDISH
WINDOW CLEANERS
RICEIPREPARED RICE

DIAPERSITRAINING PANTS
SALADICOOKING OILS
BAKING NEEDS
FABRIC SOFTENERS
FRUIT CANNED
CUPSPLATESIUTEN SILS
DRAINIBOWL CLEANERS
HOUSEHOLD APC-PINE SCENT
CLEANERS
TEA-INSTANTIICED
KOSHER FOODS
CANDY
PEANUT BUTTER
LAUNDRY DETERGENT SOAP -
POWDERED
BEANS-PORWBAKED
BAKERY SNACKS
FISH-CANNED
TOMATO PRODUCTS

* It is acknowledged that paper products cover paper products typically carried in a supennarket

(and shall cover these products whether made out of paper, styrofoain or another material), such as, without limitation, paper plates, paper napkins, paper towels, toilet paper, tissues, paper cups, and do not include writing paper, greeting cards and other such paper goods typically carried in a stationery store, card store, party goods store or office supply store.