

ARTICLE III RESTRICTIONS

For so long as TSC's lease of the Property remains in effect or TSC otherwise owns all or any portion of the Property and TSC is operating a retail store on the Property, unless otherwise agreed by TSC in writing, no portion of the Adjacent Property may be used for the operation of any business which, subject to the *De Minimis Sales Exception* (defined below), operates a retail store for the sale of equipment, supplies, or other products for the following: farm, ranch, and agricultural use, including, (a) tractor and equipment repair and maintenance supplies; (b) farm fencing; (c) livestock gates; (d) livestock feeding systems; (e) animal and pet feed and health/maintenance products for pets or livestock (including but not limited to: dog, cat, bird, horse, cattle, goat, pig, fowl, rabbits, equine and livestock); (f) western wear and boots; (g) outdoor work wear (similar to and specifically including Carhartt products) and boots; (h) horse and rider tack and equipment; (i) bird feed, housing and related products; (j) lawn and garden goods and equipment (including but not limited to, live plants, shrubs, flowers and trees, push/riding mowers, mow-n-vacs, garden carts and garden tools, snow blowers, chippers and shredders, wheel barrows, and log splitters); (k) hardware; (l) power tools; (m) welders and welding supplies; (n) open and closed trailers; (o) 3-point equipment; (p) tractors; (q) truck and trailer accessories (including truck tool boxes, and trailer hitches and connections); (r) hay and forage; (s) bulk propane and welding gas; (t) pedal boats and motorized vehicles (including ATVs, mini-bikes, dirt bikes, scooters and UTVs); (u) pet grooming and washing services; and (v) a pet veterinary care clinic (collectively referred to herein as the "*Restricted Products*"). The covenants and restrictions contained in this section are for the benefit of the Property, shall run with the land and inure to and pass with the Adjacent Property, and shall be binding upon any and all successive owners of the Adjacent Property herein as restricted. Any other store that sells Restricted Products as an incidental part of its other and principal business so long as the display for the sale of Restricted Products does not exceed ten percent (10%) of the total square feet of space used for merchandise display is not prohibited ("*De Minimis Sales Exception*"). For purposes of clarification, Seller is also prohibited from selling, leasing or using the Adjacent Property for the operation of: any agricultural cooperative such as Farmers Co-op, pet food store, hardware store, Petsmart, Petco, Pet Supermarket, Pet Supplies Plus, Chewy, Southern States, Rural King, Ace Hardware, Northern Tool, Harbor Freight, Family Farm and Home, Hollywood Feed, Big R, Runnings, Blain's Farm and Fleet, Atwoods, Norby's, Orscheln Farm and Home or similar retailers (the "*Prohibited Transferees*").