



## REAL ESTATE DEED RESTRICTIONS

SUBJECT HOWEVER TO THE FOLLOWING RESTRICTIONS, all and each of which are intended to constitute a covenant running with the land, as follows: The Grantee, its heirs, executors, administrators, tenants, successors and/or assigns and subsequent owners and their tenants shall not utilize or permit the subject property to be utilized for any of the following purposes:

1. A church, edifice or place for a congregation, society or other assemblage of persons to meet for divine worship or other religious observances or activities, that are held out, promoted or defined as Roman Catholic, but not possessing the express ecclesiastical and civil approvals of the Roman Catholic Church and of the Canon Law of the Roman Catholic Church; or
2. An abortion clinic or medical service type facility which includes the provision of abortion services or abortion counseling, and/or which promotes and/or encourages individuals to obtain abortions and/or makes information available to individuals about abortion; or
3. A counseling service which includes as part of its options and/or recommendations to clients the consideration of abortion as an alternative to carrying a pregnancy through birth; or
4. A political or civic action group, or similar entity or organization, of which a principal teaching or policy thereof is the advocacy of abortion, or right of free choice of an individual to elect abortion, or the advocacy of euthanasia, or right of free choice of an individual to elect euthanasia; or
5. An adult book store, an adult video store, an adult arcade store, an x-rated movie theater, or similar establishment; or
6. The manufacturing, marketing and/or sale, on either a retail or wholesale basis, of sexual goods and/or services; or
7. A club, bar, tavern, theater, hall or similar place which features topless or bottomless dancers, entertainers or employees, or strippers, simulated sex acts, live or actual sex acts, or similar entertainers or entertainment; or
8. A club, bar, tavern, theater, hall or similar place which features activities and/or entertainment which conflict with and/or violate the teachings of the Roman Catholic Church; or
9. A use or purpose which is materially and significantly contrary to the religious teachings or the mission, purpose or beliefs of the Roman Catholic Church and/or that would directly violate the consistent ethical and moral teachings of the Magisterium of the Roman Catholic Church; or

10. Any clinic, or organization that operates, or advocates for the operation of, an embryonic stem cell research facility, or services implementing embryonic stem cell research.
11. Any activity or function or enterprise that is defined to be profane and/or considered to be profane under the Canon Law of the Roman Catholic Church, as authoritatively interpreted by the Bishop of the Diocese of Allentown, and/or by the Holy See.
12. Any clinic, or organization, that counsels about artificial birth control and/or distributes and/or makes available literature and/or materials and/or information pertaining to artificial birth control, and/or distributes and/or makes available anything intended in whole, or in part, for use in artificial birth control.
13. Any treatment facility and/or residence for individuals who are engaging in, undertaking or participating in rehabilitation, treatment or therapy with respect to alcohol or drug dependency and/or addiction.

The foregoing restrictions are separate and distinct, one from the other.

In the event that any one or more of the above separate and distinct restrictions are adjudged invalid, or unenforceable, such adjudication shall in no manner affect the other restrictions which shall remain in full force and effect as if the portion(s) so adjudged invalid or unenforceable were not originally a part thereof.

The foregoing restrictions may be removed in the sole discretion of the Grantor upon application to the Grantor by an interested party. The Grantor, upon application by an interested party, shall also provide its opinion of whether a proposed use constitutes a violation hereof to interested parties including contract vendees and/or potential purchasers at foreclosure sales. The Grantor shall be a party in interest for purposes of enforcing any of the aforestated restrictions through any means authorized by law.