

EXHIBIT C
RESTRICTIONS

The following are prohibited main uses or primary purposes on the Property (collectively, the "**Restrictions**"):

1. A facility for abortion services or counseling or contraceptive distribution or counseling; provided, however, the foregoing restriction shall not apply to a facility counseling in support of the sanctity of life consistent with the teaching of the Roman Catholic Church.
2. A facility for the display, sale or leasing of obscene material such as adult products, adult books or adult audio/video products.
3. Any manufacturing or warehouse use, or a use which creates a hazardous condition, or, in whole or in part, a use involving the warehousing or the dumping or disposing of garbage or refuse.
4. *An unlawful use.*
5. A so-called "head" shop.
6. A facility for off-track betting, gambling (other than sales of tickets to a state approved lottery), or gaming.
7. A facility where the permitted main use emits an obnoxious odor, noise or sound which can be heard or smelled outside of any building in the Property; provided, however, the foregoing restriction shall not apply to odors, noises and sounds attributable to the normal and customary operations of such permitted main use (it being understood that, by way of example only and without limitation, an otherwise permitted retail use or restaurant or bar and associated patio are specifically allowed).
8. A facility for the sale of recreational drugs, medical marijuana, or drug paraphernalia (it being understood that such restriction shall not apply to a retail use with the incidental sale of such items that may be used in a legal or prescribed form).
9. A billiard or pool hall (except as incidental to the operation of an otherwise permitted main use, such as, by way of example only and without limitation, a restaurant, bar, private club or meeting hall, etc.).
10. An establishment that prohibits a person under 21 years of age to enter the premises without parental or legal guardian supervision during all hours of operation (24/7, 365 days of the year), excluding staff or employees of such establishment.
11. A (a) facility whose purpose is an adult cabaret or live adult entertainment enterprise which is characterized by an emphasis on the intention to provide sexual stimulation or sexual gratification or characterized by an emphasis on matter depicting, simulating, describing, or relating to the human genitalia or breasts or (b) a restaurant with a sexual undertone and at which the wait staff wears only lingerie or bikini tops above the waistline (*e.g.* being similar in nature to Hooters or Twin Peaks).

No failure or delay in exercising any right or remedy or in requiring the satisfaction of any condition under these Restrictions, and no act, omission, or course of dealing between the parties, operates as a waiver or estoppel of any right, remedy, or condition of Grantor. A waiver once given by Grantor of these Restrictions is not to be construed as a waiver on any future occasion or against any other future owner, lessor, or operator of the Property.