## **RESTRICTIONS OF USE**

## Wagoner, Oklahoma Property located due West of Wal-Mart Store

Property owner has agreed with Wal-Mart Stores to certain restrictions on the use of the property to obtain ingress and egress onto the Wal-Mart parking lot. Those restrictions are noted below:

- 1. To be used only for the purposes of the kind typically found in Shopping Centers and for no other purposes without the prior written consent of Wal-Mart or its successors.
- 2. <u>PROPERTY SHALL NOT BE USED FOR THE SUPPORT FOR OR IN SUPPORT OF THE FOLLOWING:</u>
  - a. A discount store in excess of eight thousand (8,000) square feet in floor size.
  - b. Wholesale membership/warehouse club.
  - c. Grocery store/supermarket.
  - d. Pharmacy/drug store.
  - e. Gas station.
  - f. Quick lube/oil change facility.
  - g. Automobile tire sales.
  - h. Movie theater.
  - i. Bowling Alley.
  - j. Health Spa/fitness center
  - k. Adult Book Store.
  - I. Adult Video Store (A store the rents or sells video's rated NC-17, X, XX, XXX or of a rating assigned to works containing material more sexually explicit than XXX by the film rating board of the Classification and Rating Administration.)
  - m. Pawn Shop.
  - n. Bar.
  - o. Night club.
  - p. Billiard Parlor.
  - q. Any place of recreation/amusement, or business whose principal revenues are from the sale of alcoholic beverages.
  - r. Any business whose business whose major source of business is derived from the cashing of checks or make loans (This does not exclude the regular business of any bank or financial institution insured by the F.D.I.C.

Leon Ragsdale, Broker for Ragsdale Real Estate Signature:

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