

2.2 Landlord agrees that as long as a department store or a junior department store shall be operated in the Demised Premises, except as in this lease expressly otherwise permitted, without the written consent of Tenant, (A) the remaining areas of the Shopping Center will not be used for any of the following purposes, or any combination thereof: (1) department store, junior department store or variety store, unless the same shall be operated by any one of the following companies: F. W. Woolworth Co., W. T. Grant Company, Neisner Brothers, Inc., J. J. Newberry Co., S. H. Kress & Co., H. L. Green Company, Inc., McCrory Stores Corporation, S. S. Kresge Company or McLellan Stores Company, (2) apparel store (including shoe stores and millinery stores) unless the same shall be operated (a) by, or under franchise from, a national or regional chain store organization under one of the nationally or regionally known names of said organization or (b) as a so-called higher priced store, as distinguished from a popular priced store, (3) drug store unless the same shall have a prescription department employing a registered pharmacist and be operated by, or under franchise from, a national or regional chain store organization under one of the nationally or regionally known names of said organization, (4) photography store, (5) appliances store or appliances department in another store, (6) toys store, (7) juvenile furniture store, (8) hardware store, (9) sporting goods store, (10) automotive service station, (11) automotive equipment and supplies store, (12) phonograph records store, (13) paint store unless the same shall be operated by, or under franchise from, a national or regional chain store organization under one of the nationally or regionally known names of said organization, (14) pool and/or billiards room, (15) amusement gallery featuring games of chance and/or coin operated amusement machines. (B) No food supermarket or other food store within the Shopping Center may use more than one thousand (1,000) square feet of its selling area for the display or sale of the items described in Exhibit D attached to this lease; and (C) no store within the Shopping Center may contain more than eleven thousand five hundred (11,500) square feet of floor area except that a food supermarket may contain up to twenty-one thousand (21,000) square feet. A regional or national chain store organization is a business organization operating at least ten (10) stores under the same trade name. (If any classification of business conducted in any store is a substantial part of the business of said store, said store shall be deemed for the purposes of this Article 2.2 as a store of said classification. Any one store may thereby satisfy two or more classifications.) ("Selling area" is measured from center of aisle.) Landlord agrees that no part of the Shopping Center will be used for industrial purposes.

2.4 Tenant and all persons having business with Tenant shall have the right to use, in common with all other occupants of the Shopping Center and all persons having business with such other occupants, for parking and access, all Common Areas of the Shopping Center, except only that adjacent to each service door of any store a reasonable area may be reserved for the exclusive use of said store for loading and unloading. Tenant shall have the right to use, from time to time, the sidewalks adjacent to the Main Building for sales purposes. Such sales, for the purposes of Article 7, shall be deemed sales made in the Demised Premises. Tenant shall keep such sidewalks reasonably clean and neat while so used and upon completion of each such use.