

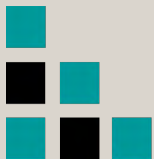
FOR SUB-LEASE

13760 Jog Road, Delray Beach, FL 33446

FORMER BANK FACILITY



- SIZE:** 3,628 +/- sq. ft. single-story, freestanding building with five (5) drive-thru lanes under canopy on .618 acre.
- YEAR BUILT:** 2004
- ZONING:** MUPD - Multiple Use Planned Development, CL - Commercial Low Unincorporated Palm Beach County
- DESCRIPTION:** Located on an outparcel at the Shops at San Marco, a Publix-anchored shopping center. Interior build out includes large open lobby, four (4) offices, teller line, walk-in vault, breakroom and two (2) restrooms. Existing furniture will remain with the building. Lease provides for ten (10) dedicated parking spaces. Suitable for conversion to medical, office or retail use. Current lease expires 12/31/2023.
- RE TAXES:** \$27,603 (2016)
- DAILY TRAFFIC:** 24,000 AADT on Jog Road
- RESTRICTED USES:** Certain uses shall not be permitted by the shopping center. See attached list of Prohibited Uses.
- LEASE RATE:** \$28.00 Per Square Foot NNN



SLC Commercial
Realty & Development

For More Information:

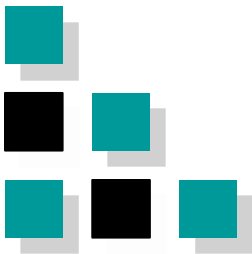
Carol Bush, CCIM, Broker Associate

Office 772.220.4096
Mobile 561.719.0746

cbush@slccommercial.com
www.slccommercial.com

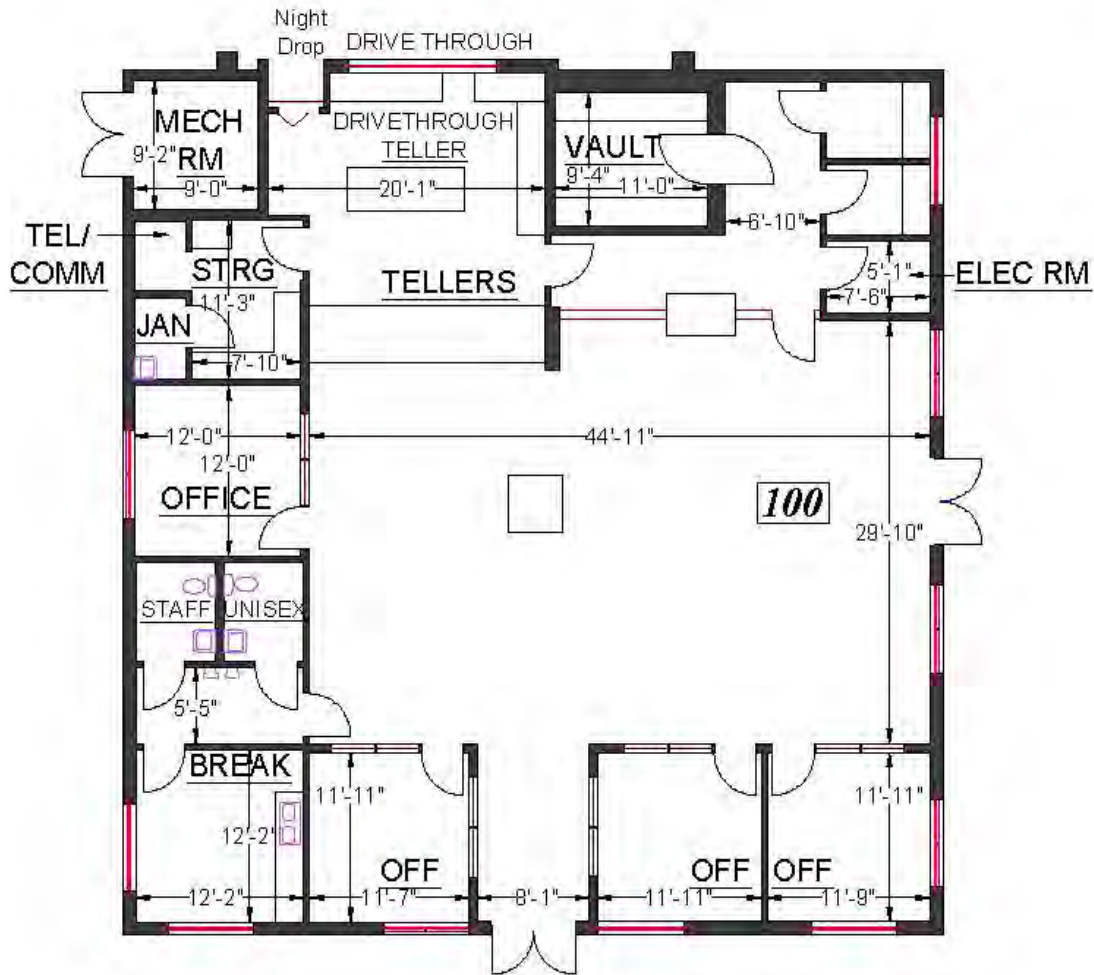


The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

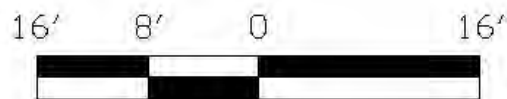


FLOOR PLAN

772-220-4096 SLC COMMERCIAL



JOG ROAD

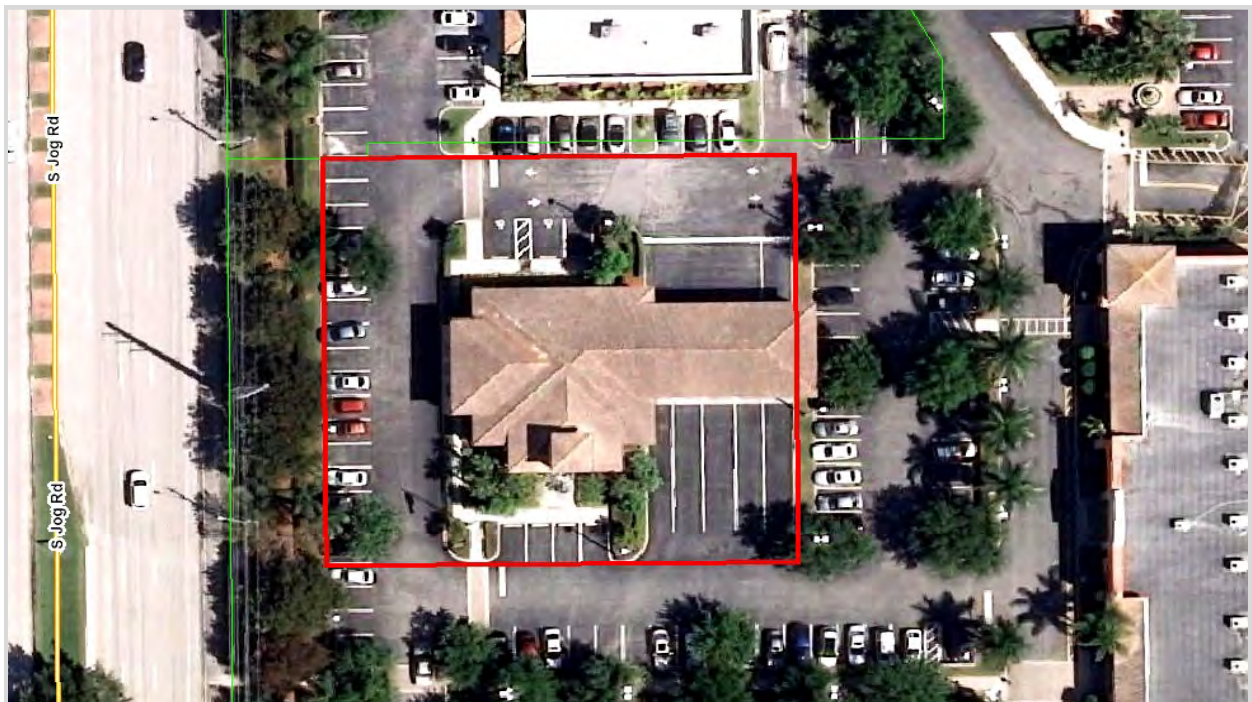


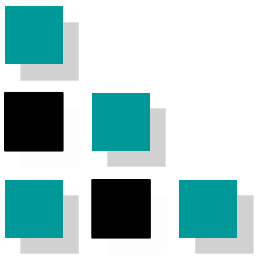
SCALE: 1/16" = 1' - 0"



EXTERIOR PHOTOS

772-220-4096 SLC COMMERCIAL





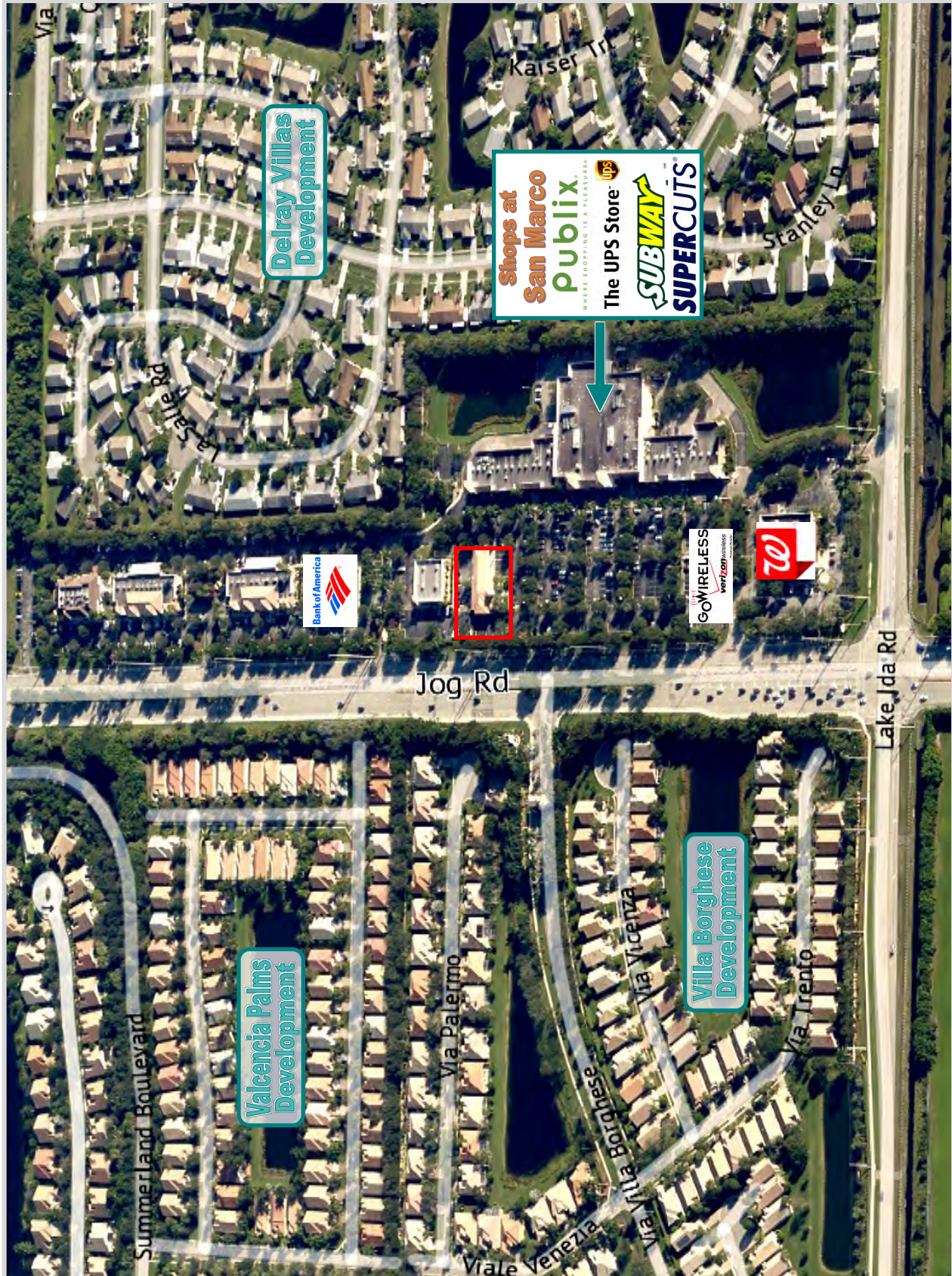
INTERIOR PHOTOS

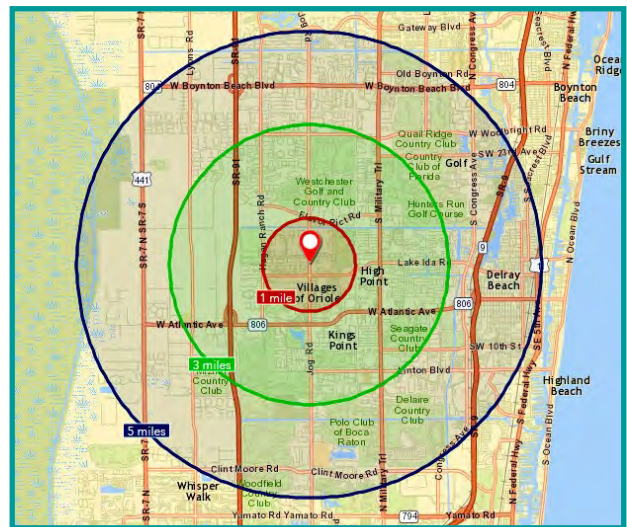
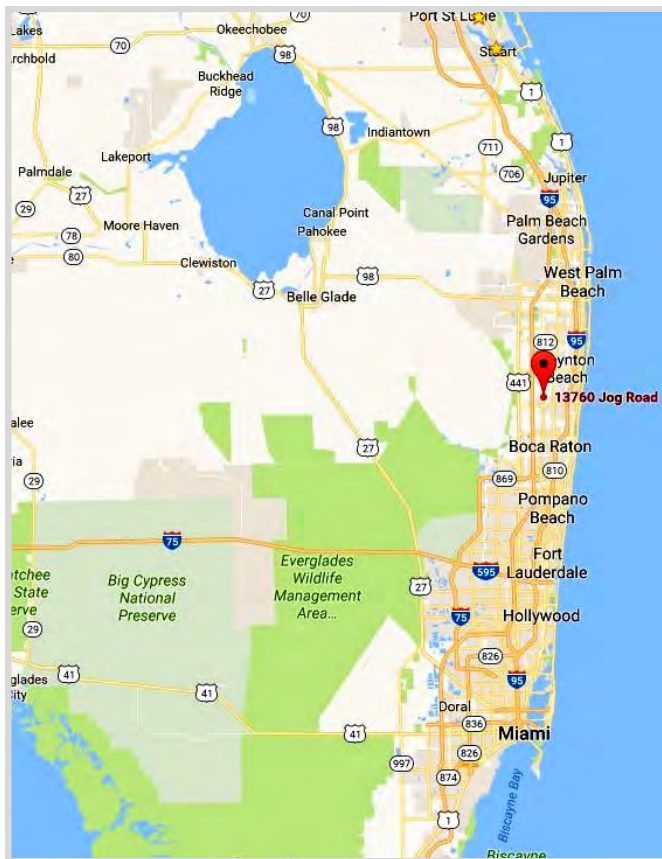
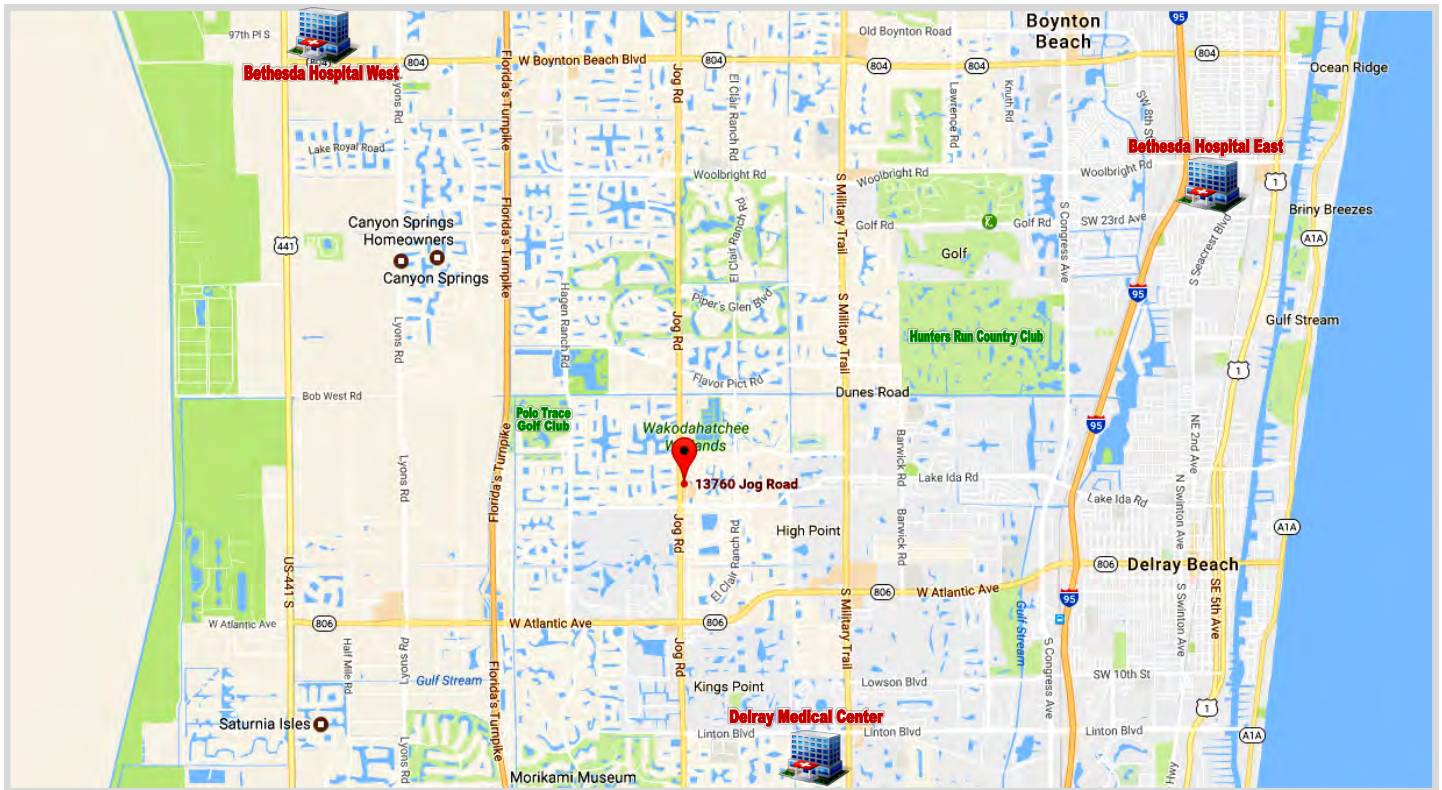
772-220-4096 SLC COMMERCIAL



AERIAL/RETAILER MAP

772-220-4096 SLC COMMERCIAL





Demographic Profile

| | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Population | 10,421 | 77,555 | 197,926 |
| Households | 6,351 | 42,024 | 92,901 |
| Ave HH Income | \$62,751 | \$69,786 | \$84,634 |
| Median Age | 75.4 | 69.7 | 59.1 |

MPUD - CL—PERMITTED USES

772-220-4096 SLC COMMERCIAL

Table 3.E.1.B - PDD Use Matrix Continued

| Use Type | PUD | | MUPD | | | | | | | | | | MXPD | PIPD | | | LCC | | NOTE | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-----------------------|------------------|-------------|-------------|------------------|------------------|------------------|------------------|-------------|-------------|-----------------------|-------------|-------------|------------------|----------------------------|------------------|------|------------------|------------------|-------------|-------------|------|
| | Pods | | FLU | | | | | | | | | | FLU | Use Zone | | | FLU | | | | | | | |
| | R E S | C O M | R E C V P | C I G / | A L P | C L H | C L H O | C L H O | C L H O | C L H O | I N D | E D C | I N D S T | C H O | C H O | I N D L | C O M M D G | I N D G | | M H P D | R V P D | C L H | C L H | |
| Commercial Uses | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Entertainment | | | | | | | | | | | | | | | | | S | S | | | | | 2 | |
| Auction, Enclosed | | R | | | | | P | | | | | P | D | | | | | P | | | | P | P | 16 |
| Auction, Outdoor | | | | | | | R | | | R | R | | | | | | P | P | P | | | | | 16 |
| Auto Paint Or Body Shop | | R | | | | | R | | | R | | | | | | | P | P | P | | | | | 17 |
| Bed And Breakfast | D | D | | | | | S | S | S | S | S | | | | | S | S | S | | | | | 20 | |
| Broadcast Studio | | R | | | | | R | P | R | P | P | P | P | | R | R | P | P | | | | R | R | 21 |
| Building Supplies | | R | | | | | R | | | | | | | | R | | P | | | | | R | R | 22 |
| Butcher Shop, Wholesale | | | | | | | R | | | P | | | | | R | | P | P | P | | | | | 23 |
| Car Wash | | R | | | | | R | | | P | | | | | R | | P | P | P | | | R | R | 25 |
| Catering Service | | | | | | | | | | | | | | | | | D | | | | | | | 26 |
| Contractor Storage Yard | | | | | | | | | | | P | D | | | | | P | P | | | | | | 35 |
| Convenience Store | | P | | | | | P | P | | | | | | | P | P | P | | P | P | P | P | 36 | |
| Convenience Store With Gas Sales | | | | | | | R | R | | | R | | | | R | | R | P | | | | R | | 37 |
| Crematory | | | | | | | R | R | | | R | R | | | R | | R | | | | | | | 59-2 |
| Day Labor Employment Service | | R | | | | | R | | | R | | | | | | | P | | | | | | | 41 |
| Dispatching Office | | | | | | | R | | | | | | | | R | | P | P | P | | | | | 42 |
| Dog Day Care | | | | | | | R | | | | | | | | R | | P | R | | | | R | R | 43 |
| Financial Institution | | R | | | | | R | P | R | P | | | | | P | P | P | | | | | R | R | 55 |
| Flea Market, Enclosed | | P | | | | | R | | | | | | | | R | | P | | | | | R | | 57 |
| Flea Market, Open | | | | | | | R | | | | | | | | | | R | | | | | | | 58 |
| Funeral Home | | P | | | | | R | R | | | D | R | | | R | | P | | | | | | | 59-1 |
| Gas and Fuel, Retail | | R | | | | | R | R | | | | | | | R | | P | R | P | | | R | R | 18 |
| Green Market | | | | | | | | | | | | | | | | | | | | | | D | D | 64 |
| Hotel, Motel, SRO, Rooming And Boarding | | | | | | | R | | R | R | | | | | R | R | P | | | | | R | | 72 |
| Kennel, Type II (Commercial) | | R | | | | | R | | | | | | | | R | | | | | | | | | 74-1 |
| Kennel, Type III (Commercial-Enclosed) | | R | | | | | R | R | | | | | | | R | | | | | | | R | R | 74-2 |
| Kiosk | | | | | | | P | P | P | P | P | | | | P | P | P | P | P | | | P | P | 75 |
| Landscape Service | | R | | | | | R | | | P | D | | | | R | | P | P | P | | | | | 77 |
| Laundry Services | | R | | | | | P | P | P | | | | | | P | P | P | P | | P | P | P | P | 78 |
| [Ord. 2005-002] [Ord. 2004-051] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2012-003] [Ord. 2012-027] [Ord. 2013-001] [Ord. 2014-025] | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: | | | | | | | | | | | | | | | | | | | | | | | | |
| P Permitted by right D Permitted subject to approval by the DRO S Permitted in the district only if approved by Special Permit R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use. | | | | | | | | | | | | | | | | | | | | | | | | |

MPUD - CL—PERMITTED USES

772-220-4096 SLC COMMERCIAL

Table 3.E.1.B - PDD Use Matrix Continued

| Use Type | PUD | | MUPD | | | | | | | | | | MXPD | | PIPD | | | LCC | | NOTE | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|--------|--------|--------|--------|--------|--------|--------|-------------|-------------|------------------|--------|--------|--------|--------|------|--------|--------|------------------|------------------|--------|--------|
| | Pods | | FLU | | | | | | | | | | FLU | | Use Zone | | | FLU | | | | | | | | |
| | R E S | C O M | R E S | C O M | A G R | C L | C H | C L | C H | C O | C O | I R | E N D | I D C | I N S T | C H | C H | I N | C O | | I N | I N | M H P D | R V P D | C L | C H |
| Commercial Uses | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lounge, Cocktail | R | | | | | R | R | R | R | | | | | | | R | R | R | | | | | | R | R | 79 |
| Medical Or Dental Office | P | | | | | P | P | P | P | | | | | | | P | P | P | | | | | | P | P | 83 |
| Monument Sales, Retail | | | | | | P | P | | | | | | | | | P | | P | | | | | | | | 86 |
| Office, Business Or Professional | P | | | | | P | P | P | P | | | | | | | P | P | P | | | | | | P | P | 91 |
| Parking Garage, Commercial | P | | | | | | R | R | R | | | | | | | | | P | | | | | | | | 95 |
| Parking Lot, Commercial | R | | | | | | R | R | P | | | | | | | | | | | | | | | | | 96 |
| Pawnshop | | | | | | | R | | | | | | | | | | | | | | | | | | | 97 |
| Personal Services | P | | | | | P | P | P | | | | | | | | P | P | P | | P | | | | P | P | 98 |
| Printing And Copying Services | P | | | | | P | P | P | P | | | | | | | P | P | P | | | | | | P | P | 100 |
| Repair And Maintenance, General | R | | | | | | R | | | | | P | D | | | | P | P | P | | | | | | | 107 |
| Repair Services, Limited | P | | | | | P | P | P | P | | | | | | | P | P | P | | | | | | P | P | 108 |
| Restaurant, Type I | R | | | | | R | R | R | | | | | | | | R | R | R | | | | | | R | R | 109 |
| Restaurant, Type II | R | | | | | R | D | R | R | | | | | | | D | R | R | | | | | | D | D | 111 |
| Retail Sales, Auto Accessories and Parts | P | | | | | P | P | | | | | | | | | P | P | P | | | | | | P | P | 113 |
| Retail Sales, General | P | | | | | P | P | | | | | | | | | P | P | P | | | | | | P | P | 114 |
| Retail Sales, Mobile Or Temporary | S | | | | | | | | | | | | | | | S | | S | | | | | | | | 115 |
| Self-Service Storage | | | | | | R | R | | | | | P | D | | | | P | R | P | | | | | | | 120 |
| Theater, Drive-In | | | | | | | R | | R | | | | | | | | | R | | | | | | | | 128 |
| Theater, Indoor | R | | | | | | R | | P | | | | | | | R | | | | | | | | | R | 129 |
| Towing Service And Storage | | | | | | | | | | | | P | | | | | | P | | | | | | | | 130 |
| Vehicle Sales And Rental | R | | | | | R | R | | | | | | | | | R | | R | | | | | | R | R | 135 |
| Veterinary Clinic | R | | | | | R | P | R | P | | | | | | | R | R | P | | | | | | R | R | 136 |
| Vocational School | R | | | | | R | P | P | | P | R | D | | | R | R | R | P | R | | | | | R | P | 137 |
| Work/Live Space | P | | | | | P | P | P | P | | | | | | | P | P | P | | | | | | P | P | 141-1 |
| Live/Work | | | | | | | | | | | | | | | | D | D | | | | | | | D | D | 141-2 |
| [Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2014-025] | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P | Permitted by right | | | | | | | | | | | | | | | | | | | | | | | | | |
| D | Permitted subject to approval by the DRO | | | | | | | | | | | | | | | | | | | | | | | | | |
| S | Permitted in the district only if approved by Special Permit | | | | | | | | | | | | | | | | | | | | | | | | | |
| R | Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use. | | | | | | | | | | | | | | | | | | | | | | | | | |

MPUD - CL—PERMITTED USES

772-220-4096 SLC COMMERCIAL

Table 3.E.1.B - PDD Use Matrix Continued

| Use Type | PUD | | | | | MUPD | | | | | | | | MXPD | | PIPD | | | LCC | | NOTE | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------|-------------|-----------------------|------------------|--------|--------|--------|--------|--------|-------------|-------------|------------------|--------|--------|----------|-------------|-------------|-------------|------------------|------|------------------|--------|--------|
| | Pods | | | | | FLU | | | | | | | | FLU | | Use Zone | | | FLU | | | | | |
| | R E S | C O M | R E C | C I V / P | A G R / | C L | C H | C L | C H | C R | I N D | E D C | I N S T | C H | C H | O | I N D | C O M | I N D | M H P D | | R V P D | C L | C H |
| Public and Civic Uses | | | | | | | | | | | | | | | | | | | | | | | | |
| Airport, Helipad & Landing Strip | | | | | | | | | | R | R | R | | | | | R | R | | | | | | 10 |
| Assembly, Nonprofit Institutional | R | | R | | | R | R | | | R | | | R | R | R | | R | | | | | R | R | 14 |
| Assembly, Nonprofit Membership | | | R | | | R | R | R | R | | | | R | R | R | | R | | | | | R | R | 15 |
| Cemetery | | | R | | | | | | | | | | | | | | | | | | | | | 27 |
| Place Of Worship | R | | R | | | R | R | R | R | | | | R | R | R | | R | | | R | | R | R | 29 |
| College Or University | | | R | | | R | R | R | R | R | | | R | R | | | R | | | | | R | R | 30 |
| Day Camp | | | P | P | | | R | | P | | | P | R | | | | | | | | | R | R | 39 |
| Day Care, General | R | | R | | | R | R | R | R | | | | R | R | R | | R | R | R | R | R | R | R | 40 |
| Day Care, Limited | D | | D | | | D | D | D | D | D | | D | D | D | D | D | D | D | D | D | D | D | D | 40 |
| Government Services | P | | P | | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 63 |
| Homeless Resource Center | | | | | | | R | | R | | | | R | | | | R | R | | | | | | 70-1 |
| Hospital Or Medical Center | R | | | | | R | R | | R | | | | R | R | R | | R | | | | | R | R | 71 |
| Kennel, Type IV (Animal Shelter) | | | | | | R | R | | | | | | R | R | | | | | | | | | | 74-3 |
| School, Elementary Or Secondary | | | R | | | R | R | R | R | | | | D | R | R | | R | | | | | R | | 118 |
| Recreation Uses | | | | | | | | | | | | | | | | | | | | | | | | |
| Arena, Auditorium Or Stadium | R | | | | | R | | | R | | | | R | | | | | | | | | | | 12 |
| Campground | | | | | | | | | P | | | | | | | | | | | | P | | | 24 |
| Entertainment, Indoor | R | | | | | R | R | | P | | | | R | | | P | | | | | | R | R | 45 |
| Entertainment, Outdoor | R | | | | | R | R | | P | D | | | R | | | P | | | | | | | | 46 |
| Fitness Center | R | P | R | | | R | R | | R | P | | | P | P | R | P | | | | | | R | P | 56 |
| Golf Course | | | R | | | R | R | R | R | R | | | R | R | P | | P | P | R | | | | | 62 |
| Gun Club, Enclosed | | | | | | R | | | R | R | | | | | | P | R | P | | | | | | 67-1 |
| Marine Facility | R | R | | | | R | | R | R | | | | R | R | | P | | | | | | | | 82 |
| Park, Passive | P | P | P | P | R | P | P | P | P | P | | P | P | P | P | P | P | P | P | P | P | P | P | 93 |
| Park, Public | | | P | P | | R | P | | P | P | | P | P | P | P | | | | R | R | | P | P | 94 |
| Shooting Range, Outdoor | | | | | | | | | R | | | | | | | | | | | | | | | 67-2 |
| Special Event | S | S | S | | | S | S | | S | S | S | S | S | | | S | S | | | | | S | S | 124 |
| Zoo | | | | | | R | | | R | | | | | | | | | | | | | | | 143 |
| [Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2012-027] [Ord. 2014-025] | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: | | | | | | | | | | | | | | | | | | | | | | | | |
| P | Permitted by right | | | | | | | | | | | | | | | | | | | | | | | |
| D | Permitted subject to approval by the DRO | | | | | | | | | | | | | | | | | | | | | | | |
| S | Permitted in the district only if approved by Special Permit | | | | | | | | | | | | | | | | | | | | | | | |
| R | Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use. | | | | | | | | | | | | | | | | | | | | | | | |



SHOPPING CENTER - Prohibited Uses

772-220-4096 SLC COMMERCIAL

EXHIBIT "D"

RESTRICTED & PROHIBITED USES

1.

- A. No portion of the Retail Parcel shall be used for a purpose which is not permitted under applicable land use or zoning classifications.
- B. No portion of the Shopping Center shall be used for any of the following purposes: a dry cleaning plant (although dry cleaning drop-off and pick-up shall be permitted), any manufacturing operation, the sale or repair of cars, boats, trailers, or mobile homes, a lumberyard, a cinema or theater, skating or roller rink, bowling alley, discotheque, dance hall, nightclub, amusement gallery, pool room, health spa, adult entertainment facility, gymnasium, massage parlor, adult book store, adult theater, adult entertainment or amusement facility, pinball or electronic game room, a so-called "head shop", flea market, bingo parlor, car wash, assembly hall, auction house, betting establishment, blood bank, children's play or party facility, cocktail lounge, educational or training facility, industrial use, odd lot, close out or liquidation store, second hand store, sleeping quarters or lodging, or the display or sale of pornographic materials.
- C. (1) No portion of the Shopping Center except Major A shall be used for the operation of a grocery supermarket, bakery, delicatessen, or fish market, the sale of drugs or other products which are required by law to be dispensed by a registered pharmacist, except as provided herein, or to engage in the retail sale of items of food for "off-premises" consumption; and (2) No portion of the Shopping Center except Major A and Major B shall be used, directly or indirectly, for any one or more of the following purposes: (a) the operation of a drug store or a so-called prescription pharmacy or for any other purpose requiring a qualified pharmacist or other person authorized to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind; (b) the operation of a medical diagnostic lab and/or the provision of treatment services; (c) the sale of so-called health and/or beauty aids and /or drug sundries (except that two hair cut businesses may offer for sale hair care products in an area not to exceed 60 square feet of floor area within the Shopping Center); (d) the operation of a business in which photofinishing services and/or photographic film are offered for sale; (e) the operation of a business in which greeting cards and/or gift wrap are offered for sale (except that the sale of greeting cards by one business within the Shopping Center in an area not to exceed 20 square feet of floor area shall be permitted); and/or (f) the operation of a business in which prepackaged food items for off premises consumption are offered for sale (except that the sale of such prepackaged food items by one deli and one bagel shop within the Shopping Center in an area not to exceed 60 square feet of floor area shall be permitted). Notwithstanding anything to the contrary in this Section 1C, the foregoing Subsections 1 and 2 shall not prohibit: (i) a sit down restaurant offering prepared ready-to-eat food items for consumption either on or off the premises; (ii) a seafood restaurant, a delicatessen or delicatessen style restaurant (but not a bakery) which offers takeout service as an incidental part of its restaurant operation, provided that at least seventy percent (70%) if the interior floor area of such restaurant (exclusive of kitchen or food preparation area) is utilized for seated dining purposes; (iii) a sandwich shop (e.g. Blimpie's or Subway type restaurant); (iv) a health food store or nutrition center, ice cream parlor or frozen yogurt store, franchise doughnut shop (equivalent to a Dunkin' Donut or Krispy Kreme operation), candy store, or a pizza pickup or delivery outlet, all of which may offer the sale of food items for consumption on or off the premises; (v) a combination gas station and convenience food store operation, provided that the floor area devoted to the sale of food and beverage products shall not exceed 1,000 square feet; (vi) a video rental or sale store (similar to Blockbuster Video) which may offer the sale of items normally sold by movie theaters (i.e. popcorn or candy) for consumption off the premises; (vii) the operation by a national drug store chain such as an Eckerd, Walgreens or CVS on Major B of a drug store which may sell drugs or other products that are required to be dispensed by a registered pharmacist and which may also engage in the limited sale of food items for "off premises" consumption as an incidental part of its primary business as a drug store and which may operate an on-premises photo finishing facility; (viii) a general, cosmetic and/or specialty dentistry office and related dental diagnostic laboratory and office use; or (ix) a medical practice and the performance of medical procedures and related medical diagnostic laboratory and office use. For purposes of the foregoing subsection (vii), the incidental sale of food items for off-premises consumption by such drug store shall be deemed to mean that the leasable floor area devoted such food sales shall not exceed 3,000 square feet. For purposes of the foregoing subsections (viii) and (ix), the medical and dental uses permitted may not use a Dispensing Practitioner or any other person(s) to fill prescriptions, nor may they be used as an off-site center to fill prescriptions for pick-up or for fulfillment of prescriptions ordered through the mail or on the internet. For purposes hereof, the term Dispensing Practitioner shall mean a pharmacist or a medical or dental practitioner authorized by law to both prescribe and dispense drugs to his or her patients in the regular course of his or her practice.
- D. No portion of the in-line shops of the Shopping Center for vehicular drive-up or drive-through in which the stopping or standing of motor vehicles in line at a location for drop-off and/or pick-up is intended (as, for example, at a restaurant or bank) shall be assigned, constructed, used or operated in any manner such that motor vehicles in line at such premises stop or stand onto Major B, or otherwise interfere with the normal pattern and flow of pedestrian or vehicular traffic on and across Major B. Nothing contained in this paragraph shall be deemed to affect the drive-through serving the building for Major B.
- E. No portion of the Shopping Center shall be used: (i) as a dry cleaning operation that performs dry cleaning on-site with chlorinated solvents; or (ii) by any other tenant that uses chlorinated solvents in the operation of its business.
- F. The following uses will not be permitted at the Shopping Center - agricultural stand, amusements (temporary or special events), assembly (non-profit), auto service station, bed and breakfast, cocktail lounge (except with a restaurant), congregate living facility (type III), day care center, funeral home or crematory, entertainment (indoor and outdoor), monument sales (retail), nursing or convalescent home, recycling center, recycling collection station, recycling drop-off bin, retail sales (mobile, temporary or transient), school (elementary or secondary), self-service storage, and vocational school.

2. In addition, and without modifying, altering or limiting the restrictions set forth in Section 1, above, under no circumstances shall Occupant, at any time during its occupancy of the Premises be permitted to engage in any of the prohibited uses set forth below, all of which uses are prohibited pursuant to and by certain leases or other agreements between Landlord and other tenants at or occupants of the Shopping Center:

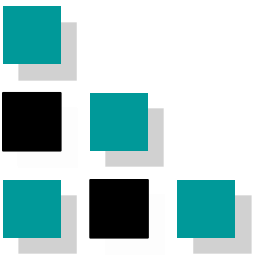
- A. No portion of the Shopping Center shall be used for any one or combination of the following: (i) the operation of a drug store or a so-called prescription pharmacy or for any other purpose requiring a qualified pharmacist or other person authorized to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind; (ii) the operation of a medical diagnostic lab and/or the provision of treatment services (other than as part of a medical, dental, physician, surgical or chiropractic office(s), which office(s) shall not be restricted by this subsection (ii)); (iii) the sale of so-called health and/or beauty aids and /or drug sundries (except that two hair cut businesses may offer for sale hair care products in an area not to exceed 60 square feet of floor area); (iv) the operation of a business in which photofinishing services and/or photographic film are offered for sale; (v) the operation of a business in which greeting cards and/or gift wrap are offered for sale (except that the sale of greeting cards by one business in an area not to exceed 20 square feet of floor area shall be permitted); and/or (vi) the operation of a business in which prepackaged food items for off premises consumption are offered for sale (except that the sale of such prepackaged food items by one deli and one bagel shop in an area not to exceed 60 square feet of floor area shall be permitted). The foregoing restriction shall not prohibit one grocery store operating on Major A.



SHOPPING CENTER - Prohibited Uses

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- B. No portion of the Shopping Center shall be used for any of the following purposes: a dry cleaning plant (although dry cleaning drop-off and pick-up shall be permitted), cinema or theater, skating rink, bowling alley, discotheque, dance hall, nightclub, amusement gallery, pool room, health spa, adult entertainment facility, gymnasium, massage parlor, adult book store, pin ball or electronic game room, a so-called "head shop", funeral parlor, flea market, bingo parlor, cafeteria, sale, rental or lease of automobiles, trucks, other motorized vehicles, or trailers, or car wash.
 - C. No premises within three hundred feet of Major "A" shall be used for a day care center, or a "concept" restaurant and/or cocktail lounge of a parking intensive nature, such restaurants and/or cocktail lounges being similar in nature to Bennigan's, T.J. Applebee's, Outback Steakhouse, Chili's, Hooter's and T.G.I. Friday's.
 - D. Dispensing Practitioners dispensing prescriptions from any medical or dental practices operating in the Shopping Center are strictly prohibited. In addition, no medical or dental practices operating in the Shopping Center may be used as an off-site center to fill prescriptions for pick-up or for fulfillment of mail order or internet order prescriptions. For purposes hereof, the term Dispensing Practitioner shall mean a pharmacist or a medical or dental practitioner authorized by law to both prescribe and dispense drugs to his or her patients in the regular course of his or her practice.
 - E. No portion of the common area of the Shopping Center shall be used for the operation of any carnival or other entertainment.
3. Under no circumstances shall Occupant at any time during its occupancy of the Premises be permitted to engage in any of the following uses, which uses are exclusive uses previously granted to other tenants of the Shopping Center or to occupants of real property owned and/or managed by Landlord that is adjacent to the Shopping Center, or which is otherwise prohibited:
- A. A bank, savings bank or savings and loan; provided, however, the foregoing shall not apply to Major A or Major B or any premises 20,000 square feet or greater. The foregoing shall not prohibit a credit union or any other financial institution or business which provides financial services.
 - B. A full-service beauty salon providing hair, facial and nail care services as its principal business. The foregoing shall not prohibit a barber shop or a chain/franchise hair styling business such as Supercuts, Hair Cuttery, Champs or Great Clips.
 - C. The operation of a grocery supermarket, bakery, delicatessen, fish market, and on-premises photo finishing facility; the sale of drugs or other products which are required by law to be dispensed by a registered pharmacist; and the retail sale of items of food for "off-premises" consumption; provided, however, the foregoing shall not prohibit: (i) a sit down restaurant offering prepared ready-to-eat food items for consumption either on or off the premises; (ii) a delicatessen or delicatessen style restaurant (but not a bakery) which offers takeout service as an incidental part of its restaurant operation, provided that at least seventy percent (70%) of the interior floor area of such restaurant (exclusive of kitchen or food preparation area) is utilized for seated dining purposes; (iii) a sandwich shop (e.g. Blimpie's or Subway type restaurant); (iv) a health food store or nutrition center, ice cream parlor or frozen yogurt store, franchise doughnut shop (equivalent to a Dunkin' Donut or Krispy Kreme operation), bagel shop, candy store, or a pizza pickup or delivery outlet, all of which may offer the sale of food items for consumption on or off the premises; (v) a combination gas station and convenience food store operation, provided that the floor area devoted to the sale of food and beverage products shall not exceed 1,000 square feet, however the foregoing exception shall not permit a gas station/convenience food store that is owned by, operated by, controlled by, or identified with another grocery supermarket entity or general merchandise retailer, its parent company or its subsidiaries or affiliates; (vi) a video rental or sale store (similar to Blockbuster Video) which may offer the sale of items normally sold by movie theaters (i.e. popcorn or candy) for consumption off the premises; and (vii) the operation by a national drug store chain (such as an Eckerd, Walgreens or CVS) on Major B of a drug store which may sell drugs or other products that are required to be dispensed by a registered pharmacist and which may also engage in the limited sale of food items for "off premises" consumption as an incidental part of its primary business as a drug store and which may operate an on premises photo finishing facility. For purposes of this paragraph, the incidental sale of food items for off-premises consumption by such drug store shall be deemed to mean that the leasable floor area devoted to such food sales shall not exceed 3,000 square feet.
 - D. An Italian restaurant and/or the sale of Italian pizza for on and off-premises consumption as its principal business.
 - E. The sale of packaging, shipping, and postal services for profit, mailbox rentals, UPS, DHL, FedEx, and any other related shipping services, facsimile and copying for profit as its principal business.
 - F. A value priced non-appointment unisex salon providing hairstyling and hair cutting services only as its principal business; provided, however, the foregoing shall not prohibit a full service hair salon.
 - G. A business whose primary business is a kosher-style deli restaurant.
 - H. The retail sale and service of audio hearing devices for individuals.
 - I. A business whose primary purpose is the retail sale of wireless phones; provided, however, the foregoing restriction shall not apply to: (i) any tenant at the Shopping Center if such tenant occupies a space or store of ten thousand (10,000) square feet or greater; and (ii) any business or tenant at the Shopping Center that devotes less than twenty-five percent (25%) of the sales area of such premises to such use, or on annual basis, derives less than twenty-five percent (25%) of its gross sales from sales generated by such use.
 - J. The operation of a consignment fashion boutique selling previously worn ladies' clothes and accessories; provided, however, the foregoing shall not apply to: (1) the sale of new ladies' clothes and accessories; (2) any tenant at the Shopping Center if such tenant occupies a space or store of ten thousand (10,000) square feet or greater; and/or (3) any business or tenant at the Shopping Center that devotes less than twenty-five percent (25%) of the sales area of such premises to the foregoing restricted use, or on annual basis, derives less than twenty-five percent (25%) of its gross sales from sales generated by the foregoing restricted use.
 - K. The operation of a General Dentistry, Cosmetic Dentistry, Oral Surgery, Endodontics, Periodontics, Prosthodontics, and/or Pediatric Dentistry practice; provided, however, the foregoing use restriction shall not apply to: (1) any tenant at the Shopping Center if such tenant occupies a space or store of ten thousand (10,000) square feet or greater; and/or (2) a tenant operating a dental practice devoted solely and exclusively to orthodontics, provided such tenant is specifically prohibited under the terms of its lease from providing any general dentistry, cosmetic dentistry, oral surgery, endodontics, periodontics, prosthodontics, and pediatric dentistry services.
 - L. The operation of a business whose primary business is a dry cleaning and laundry services drop off location; provided, however, the foregoing use restriction shall not apply to: (1) any replacement tenant or occupant (or their successors or assigns) of a space with a permitted use which is the same or substantially same as the permitted use of the previous tenant or occupant of such space, provided that the lease or agreement of such previous tenant or occupant was in effect at any time within twenty-four (24) months prior to the effective date of the lease or agreement with such replacement tenant or occupant; (2) any tenant at the Shopping Center if such tenant occupies a space or store of ten thousand (10,000) square feet or greater; and/or (3) any business or tenant at the Shopping Center that devotes less than twenty-five percent (25%) of the sales area of such premises to the foregoing restricted use, or on annual basis, derives less than twenty-five percent (25%) of its gross sales within such premises from sales generated by the foregoing restricted use.



DISCLAIMERS

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The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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