

Landlord covenants and agrees that the Tenant shall have the exclusive right to operate a supermarket in the shopping center and any enlargement thereof. Landlord further covenants and agrees that it will not directly or indirectly lease or rent any property located within the shopping center, or within 1000 feet of any exterior boundary thereof, for occupancy as a supermarket.

[REDACTED]

[REDACTED] Landlord further covenants and agrees not to permit or suffer any property located within the shopping center to be used for or occupied by any business dealing in or which shall keep in stock or sell for off-premises consumption any staple or fancy groceries, meats, fish, vegetables, fruits, bakery goods, dairy products or frozen foods without written permission of the Tenant. With the exception of bars and package stores, only Tenant herein may sell beer and wine in the shopping center for off-premises consumption. Notwithstanding the foregoing, it is understood that Tenant herein shall have the exclusive right to operate a bakery and/or delicatessen department in the shopping center, and any enlargement thereof. Further, Tenant herein shall have the exclusive right to the sale of prescription drugs or drugs required to be dispensed by a licensed pharmacist. The provisions of this paragraph are expressly subject to and conditioned upon certain modifications thereof as particularly set forth in the collateral lease agreement of even date herewith below mentioned.

Without the prior written consent of Tenant herein only retail and/or service stores shall be allowed to operate in the shopping center, or any enlargement thereof, it being the intent of the parties hereto that no spa, bowling alley, skating rink, bingo parlor, theatre (either motion picture or legitimate), business or professional offices, sales of automobiles, or health, recreational or entertainment-type activities, or non-retail or non-service type activities, shall be permitted.

As to the parcels on the Easterly side of Grove Road, the one being in the Northwest corner of the shopping center and the other

3149

228