

of paved Service Facilities and there shall be maintained (as a minimum) at least five (5) parking spaces for each one thousand (1000) square feet of building floor area in the building(s) and outside sales areas on Parcel I and (ii) the ground floor area of buildings on Parcel II shall not exceed 74,532 square feet. The parking area shall not be constructed on Parcel I without Second Party first having approved the configuration of the parking area. Second Party shall not unreasonably withhold its consent or approval to such configuration. All other areas of Parcel I and Parcel II (other than the Building Areas and the Exclusive Loading and Service Areas on Parcel II) and those portions of the Building Areas on which buildings cannot be built, shall be and are hereby defined as Service Facilities. The Service Facilities shall be used for parking, ingress and egress, deliveries and other purposes incidental to the foregoing and for no other purpose. Service Facilities are defined as all parking areas, drives, entry ways, sidewalks, curbs, passageways, malls, planters and/or landscaped areas and lighting facilities for the same required or permitted to be constructed hereunder and those portions of the Building Areas not built upon until construction shall have commenced thereon. All parking areas, drives, and entry ways shall be paved. Nothing herein contained shall prohibit sidewalk sales on Parcel II.

(b) The perimeter and service drives shall be located generally as shown schematically on Exhibit "A" and the curb cuts may be relocated to reasonable locations and new curb cuts may be located in reasonable locations.

(c) The parking ratio for Parcel III and the requirement for a minimum number of parking spaces shall be that required above for Parcel I.