

## **Restricted Uses for Lot 1 – 101 Maple Street, Versailles, KY**

### **Use Restrictions of record:**

- a. General. Lot 1 of Equestrian park as shown on Plat \_\_\_\_, slide \_\_\_\_ in Woodford County Clerk's Office shall be used for lawful purposes in conformance with all restrictions imposed by all applicable governmental laws, ordinances, codes and regulations.
- b. Specific Restrictions for Lot 1. For so long as an auto parts store is operating on Lot 8 of Equestrian Park, Lot #1 shall not be leased, subleased, or sold to an auto parts company or other company which derives more than ten percent (10 %) of their business from the sale of wholesale and/or retail auto parts. This restriction shall include, but not limited to, (A) such companies as AutoZone, Advance Auto parts, Carquest, NAPA and Pep Boys and their related entities (including service centers), successors and assignees, regardless of the size of the store, and (B) any other company which derives more than ten percent (10%) of their business from the sale and supply of wholesale and/or retail auto parts.

### **Use Restrictions imposed on Lot 1.**

The following restriction of use for Lot 1. (a) The Restricted term ends on September 15, 2021. (b) "Groceries" means any and all foods and beverages suitable for human consumption; and (c) "Fuel" means gasoline, diesel, or other fuel used in the operation of motor vehicles. During the Restricted Term, \_\_\_\_\_ nor any person, partnership, corporation, limited liability company, or other entity owned (in whole or in part), managed by, controlled by, or affiliated with \_\_\_\_\_ will, directly or indirectly: (a) sell, lease sublease, license, transfer, or convey any portion of the Property to any party which will utilize the property for the sale of Groceries or Fuel; (b) operate any business which sells Groceries or Fuel on the Property; or (c) itself operate or permit any other party to operate a business which sells Groceries or Fuel from the Property.