

RESTRICTIVE COVENANT

Property Address: 426 S Diamond Street, Mansfield, Ohio 44902

For good and valuable consideration, the Grantor hereby imposes the following restrictive covenant upon the above-described property, which shall run with the land and be binding upon all present and future owners, tenants, lessees, occupants, successors, and assigns.

PROHIBITED USES

The Property shall not be used for any of the following purposes:

1. The operation of a gasoline station, fuel station, truck stop, travel center, or any business engaged in the retail sale or dispensing of gasoline, diesel fuel, alternative fuels, or other motor fuels.
2. The operation of a convenience store, mini-mart, carryout, neighborhood market, or similar retail establishment primarily engaged in the sale of food, beverages, snacks, tobacco products, or convenience merchandise.
3. The sale, distribution, dispensing, or offering for sale of any alcoholic beverages, including beer, wine, liquor, spirits, or similar products.
4. The sale, distribution, dispensing, or offering for sale of cigarettes, cigars, tobacco products, vaping products, electronic cigarettes, nicotine products, or similar items.
5. Any use substantially similar to the foregoing prohibited uses, whether conducted directly by the owner or through a tenant, licensee, franchisee, operator, or other occupant.

TERM

These restrictions shall remain in full force and effect for a period of twenty (20) years from the date of recording and shall automatically terminate at the end of such period unless extended by a written instrument recorded in the Richland County, Ohio land records.

ENFORCEMENT

The Grantor and its successors and assigns shall have the right to enforce this Restrictive Covenant by injunction, specific performance, or any other remedy available at law or in equity. Any violation shall constitute irreparable harm.

SEVERABILITY

If any provision of this Restrictive Covenant is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

This Restrictive Covenant shall run with the land and shall be binding upon all future owners, tenants, successors, and assigns