

Exhibit B
(Exclusives)

No portion of the Development other than the Land shall be used for a home improvement center or for any business which sells, displays, leases, rents or distributes the following items or materials, singly or in any combination: lumber, hardware, tools, plumbing supplies and fixtures, pool supplies, electrical supplies and fixtures, paint, wallpaper and other wall coverings, window treatments (including draperies, curtains and blinds), kitchen or bathrooms or components thereof (including tubs, sinks, faucets, mirrors, cabinets, showers, vanities, countertops and related hardware), windows, hard and soft flooring (including tile, wood flooring, rugs and carpeting), siding, ceiling fans, gardening and garden nursery supplies, nursery products, flowers, artificial and natural plants, cookware, barbeques and barbeque accessories and other outdoor cooking equipment and accessories, patio furniture and patio accessories, Christmas trees, indoor and outdoor lighting systems and light fixtures, unfinished and finished furniture (including home entertainment centers), kitchen and household appliances (including, without limitation countertop small appliances, stoves, dishwashers, washing machines, dryers, microwave ovens, refrigerators, freezers and other major home appliances, closet organizing systems, interior design services, or other items or products generally sold in a retail home improvement center, except for the incidental sale of such items. An "incidental sale of such items" is one in which there is no more than the lesser of (i) ten percent (10%) of the total Floor Area of such business, or (ii) 1,000 square feet of sales and/or display area, relating to such items individually or in the aggregate. The foregoing to the contrary notwithstanding, the operation of a national or regional chain electronics store such as, by way of example, stores operated under the tradename "Circuit City" or "Best Buy" as of the date hereof, so long as otherwise in accordance with the provisions contained elsewhere herein, shall also not be deemed a violation of the foregoing restrictions. For purposes hereof, a national chain shall mean a person or entity operating at least one hundred (100) stores under a single tradename throughout the United States and a regional chain shall mean a person or entity operating at least fifty (50) stores under a single tradename (which is the same tradename to be used for the store in the Development) within a particular region of the United States such as the Midwest, Southwest, Southeast, New England, etc.