

Deed - Page 4 of 4

EXHIBIT B TO COVENANT DEED

PERMITTED EXCEPTIONS

1. Easements, rights-of-way, restrictions, reservations, agreements, notifications, oil & gas leases, mineral rights, water rights and other matters of record;
2. Any matters which an accurate survey or inspection of the Property would disclose;
3. All laws, ordinances and other legal requirements or restrictions applicable to the Property, including historical designation restrictions;
4. The rights of the public and of any governmental unit in any part thereof taken, used or decided for street, road, highway, wetland, utility or drainage purposes;
5. The interest, if any, of any governmental unit in the oil, gas and mineral rights in and under the Property;
6. Taxes and assessments, whether general or special, and any lien arising therefrom, which are not due and payable as of the date of this Deed;
7. All other matters against which the Grantee is insured by title insurance;
8. Any liens or other matters arising from Grantee's inspections of the Property;
9. The Lease Agreement between Grantor and Spectacles, Inc. dated July 21, 2017, as amended by Amendment to Lease dated January 9, 2018 (the "Lease");
10. Terms and conditions contained in Resolution as recorded in Liber 16839, page 463, Wayne County Records;
11. Terms and conditions contained in Resolution for the Madison-Harmonie Historic District as recorded in Liber 25593, page 895, Wayne County Records, Affidavit of Historic Designation Restrictions, recorded in Liber 26423, page 339, Wayne County Records;
12. Terms and conditions contained in Zoning Ordinance Decision as recorded in Liber 29553, page 1626, Wayne County Records;
13. Terms and conditions contained in Planning & Development Department Resolution as recorded in Liber 40994, page 1610, Wayne County Records; and
14. Terms and conditions contained in Zoning Ordinance Decision as recorded in Liber 46321, page 719, Wayne County Records.