Appendix H

PROHIBITED COMMERCIAL USES

Without the prior written consent of the University, no portion of the Premises shall be used for:

- Overnight public accommodation
- Community outreach organizations primarily serving non university individuals with previous criminal convictions and or mental health concerns
- Retail operation as would be in violation of local business zoning standards in and adjacent to residential spaces and living quarters.
- Public policy advocacy organizations
- Political parties or campaign operations
- Pawn shops
- Nude or semi-nude dance halls; adult bookstores; or retail operations principally featuring sexually explicit materials or services for purchase
- No head shop or drug paraphernalia sales operations
- Package liquor sales or sales by the drink when this is the primary source of revenue
- Tobacco, vapor, e-cigarette, or hookah sales or use operations
- Religious bookstores and or specific faith advocacy operations or any operation that may reasonably be viewed as a cult in nature
- Illegal operations or use
- Gambling operations including but not limited to; slots; card games of chance; off track horse race betting parlors or bingo
- Video and/or digital computer gaming retail sales or retail operations that feature adult restricted games and/or what would be reasonably perceived as excessively or gratuitously violent and/or sexual games.
- Retail operation that principally retails or wholesales non-medicinal ingestible materials (liquids, pills; supplements and stimulants) that can be reasonably considered to carry health risks due to usage
- Health care clinical services or associated facilities
- “sub leases” to entities or operations specifically excluded under this listing or other terms of the ground lease
- Educational materials sales which would violate student or faculty ethical standards of the university
- Sales of products governed by vendor agreements, for example, bookstores
- Retail operations that are principally designed to encourage acquisition of credit cards or promote other credit applications
- Night club, dance hall or similar place of recreation or amusement
- Business whose major source of business is derived from the cashing of checks or making loans
- Textbook retail or wholesale store
- Tattoo shop
• Car wash or automotive repair
• Outdoor storage or display, except temporary and related to a permitted use
• Construction yard except incidental to repair, restoration or construction of improvement on the property
• Employment agency for day labor
• Helistop or heliport
• Manufacturing, fabrication, and assembly of non-biotechnology finished products or subassemblies, except incidental to office and retail use (such as assembly of office cubicles)
• Mortuary or cremation
• Newspaper or magazine printing, except editorial and administrative offices or retail copying and printing services
• Dependent care center
• Public baths
• Blood bank and blood plasma center
• Second-hand/used merchandise sales
• Self-service laundry
• Public storage garages or facilities
• Dry cleaning laundry services
• Any use which directly competes with the University’s then existing retail or commercial enterprises