Exhibit B to EXHIBIT D

Deed Restrictions

Grantor hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed and encumbered by the restrictions and covenants hereinafter set forth, which restrictions and covenants shall run with the land and be binding on Grantee, its successors and assigns.

1. The use of the Property shall be limited to that of a full-service/flex-service car wash and auto detailing center with ancillary retail services and business (“Primary Use”), as well as, with the consent of Seller which will not be unreasonably withheld, for professional use (such as physician offices), commercial retail use (such as tire or auto parts store), and/or fast food establishment use.

See Prohibited uses on following pages.

   