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Johnson County Iowa
Kim Painter County Recorder
BK 5771 PG 146-147

Preparer and Return to: Steven C. Anderson, 568 Highway 1 West, Iowa City, Iowa 52246 (319) 351-8600

RESTRICTIVE COVENANT

FOR

121 on Main Condominiums, according to the Declaration of Submission of Property to Horizontal Property Regime pursuant to Chapter 499B of the Code of Iowa, recorded December 28, 2017, in Book 5742, Page 358, Records of the Recorder of Johnson County, Iowa, together with each unit's undivided interest in the common elements.

This Restrictive Covenant for 121 W. Main Street, Solon, Iowa, are made this 4th day of April, 2018 by HPR Investments, LLC.

WHEREAS, HPR Investments, LLC, hereinafter referred to as "HPR", is the owner and developer of the above-described real estate hereafter referred to as "the Real Estate", located in Solon, Johnson County, Iowa.

And

NOW THEREFORE, HPR does hereby establish for the mutual benefit of all those who may purchase any portion of the above-described property, the following restrictive covenants on the building in which the Real Estate is located and on any other commercial buildings adjacent thereto that may now or in the future be owned by the HPR Investments, LLC, Mark L Pattison (or his spouse) or any other entity in which Seller, Mark L Pattison (or his spouse) is a principal owner (the "Restricted Properties"), which shall be binding upon all of the present and future owners thereof as covenants running with the land with the same force and effect as if contained in each document or transfer of said land and/or dwelling units:

1. So long as a retail ~~coffee shop~~, wine bar/lounge, boutique gift shop, and/or home decor store and associated business activities is operating in the Real Estate, that no other retail ~~coffee shop~~, wine bar/lounge, boutique gift shop, and/or home decor store with associated business activities shall operate in any other unit or location within the Restricted Properties.

MP
AKJ

2. The Covenant shall only apply to whichever of such listed commercial activities are then actually being operated, or are in the process of being implemented for operation, in the Real Estate, and shall not preclude an owner or tenant of the Restricted Properties from commencing and continuing a listed commercial activity if that activity is not at the time of commencement being operated or implemented for operation in the Real Estate.
3. The covenant shall be binding on the Seller and on the Seller's successors and assigns in ownership of the Restricted Properties.
4. Any owner shall have the right to enforce, by any proceeding at law or in equity, all of the restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Restrictive Covenant subject to the provisions for arbitration set forth above.

Signed this 4th day of April, 2018 at April, Iowa.

HPR Investments, LLC

By: _____

Mark Pattison, Member and Manager

STATE OF IOWA, COUNTY OF Johnson

This record was acknowledged before me on April 4, 2018, by Mark Pattison as Member and Manager of HPR Investments, LLC.



Signature of Notary Public