

Exhibit 5 - Restrictive Covenants

WARD II INDUSTRIAL PARK RESTRICTIVE COVENANTS

The following covenants are suggested to insure proper use and appropriate development and improvements of the Industrial Park building sites, to protect all park tenants against practices which will depreciate property values, to protect against erection of unsafe or substandard structures, to maintain the aesthetic appearance of the park and to preserve the investment the citizens of the Ward Two area have in the park. These covenants are intended to be applied only within the land area formally designated as the Ward Two Industrial Park and shall be binding upon all parties claiming any right, title, or interest in and to the designated lands.

- A. **LAND USE:** All property located within the Industrial Park shall be used only for industrial manufacturing, warehousing and/or distribution purposes. It shall not be used for residential purposes, nor for the retail sale of any merchandise or services, except that any occupant of the property, either owner or lessor, may sell at retail those products which are manufactured or handled at wholesale by the occupant

- B. **BUILDING CONSTRUCTION:** The development of the property and all buildings constructed thereon shall conform to the building code ordinances of Caddo Parish which may be in effect at the time of construction. In addition, all buildings shall be either/or:

Pre-engineered building construction with metal skin over steel framework, colored panels and trim, masonry construction, block construction, pre-cast concrete construction, tilt wall construction or any other acceptable industrial type construction that shall be neatly trimmed and attractively constructed.

No building shall be constructed of wood framing.

- C. HEIGHT LIMITATIONS: Improvements erected on property subject to these covenants as described shall not exceed forty-five (45') feet in height. However, water towers or tanks, standpipes, penthouses, or structures for housing elevators or elevator equipment, stairways, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, tanks, cooling or other towers, wireless radio or television masts, flagpoles, chimneys, smokestacks, gravity flow storage and/or mixing towers of similar structures may exceed this height with the written approval of the Caddo Ward Two Industrial Development Corporation.
- D. BUILDING SET-BACKS: Buildings erected on the property must have the following minimum set-backs:
1. Twenty-five feet (25') from the right-of-way line of any street dedicated for public use.
 2. Ten feet (10') from the side property lines of the site.
 3. Fifteen feet (15') from the rear property line of the site.
- E. DRIVEWAY APPROACHES: All driveway approaches to the property shall be of concrete or asphalt and constructed in accordance with Caddo Parish Ordinances/Standards and at the Owner's/Lessor's expense, even though part of such construction may be within the street right-of-way.

F. PARKING AREAS: Off-street parking for employees, tenants or visitors shall be provided to meet the following minimum standards:

1. Parking in relationship to personnel
 - a. One (1) space for each 1-1/2 plant employees.
 - b. One (1) space for each managerial employee.
 - c. One (1) visitor parking space for each ten (10) managerial employees.
2. Parking in relationship to floor area
 - a. One (1) space for each 1,000 sq. ft. of gross floor area used for warehousing and distribution.
 - b. One (1) space for each 500 sq. ft. of gross floor area used for manufacturing.
 - c. One (1) space for each 400 sq. ft. of office floor area.

All parking areas shall be constructed of reinforced concrete or asphalt. No employee, owner, visitor or tenant parking will be permitted on any public street.

G. LOADING DOCKS: No loading docks or overhead doors may be erected on any public street frontage, except as provided hereinafter:

1. Provisions for handling freight by truck will be permitted on those sides of the building fronting on public streets where loading docks and overhead doors are located not less than one hundred feet (100') behind the building set back line applicable to the building site.
2. Provisions for handling freight by railroad shall be on those sides of a

building which does not face on any public street.

- H. OUTSIDE STORAGE: Outside storage or equipment and/or semi-flushed products shall be limited to the rear two-thirds of the property. Such outside storage shall be enclosed by a fence at least six feet (6') in height and screened with hedges or other shrubbery on all sides fronting on public streets.
- I. FENCING: No fence shall be erected closer to a public street right-of-way line than the building set-back line. No hedges or other shrubbery which obstruct total view shall be permitted closer to a public street right-of-way than the building set-back line.
- J. EASEMENTS: Easements of way for streets and utilities shall be dedicated and no tenant may interfere with the right to use and occupy such easements of way by persons, firms or corporations concerned with the installation, maintenance, repair and replacement of such utility services.
- K. TRACT SUBDIVISION: All transactions involving further subdivision of the original tract purchased or leased must be approved in advance by the Caddo Ward Two Industrial Development Corporation in accordance with the provisions pertaining to subdivisions in the tenant's contract to buy/sell or lease.
- L. SIGNS: Billboards, off-premise advertising signs, roof signs and flashing or motion signs are prohibited within the Industrial Park. Individual buildings may have one (1)

flush mounted wall sign for each street frontage. Such signs shall not exceed five percent (5%) of the facade area upon which said signs are located. One (1) ground supported sign for identification purposes for each street frontage is also permitted. Maximum height of such signs shall be five feet (5'); maximum area shall be fifty (50) square feet.

- M. LANDSCAPING: Planting areas shall be landscaped and maintained by tenants to present an aesthetically pleasing appearance and to conform to reasonable standards.

- N. SITE MAINTENANCE: Tenants must at all times keep the premises, building, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government health policies and requirements. Tenants will also be responsible for the removal, at their own expense, of any rubbish, debris, trash and any other unsightly materials accumulating on their property.

Should the Caddo Ward Two Industrial Development Corporation determine that a tenant is not effectively maintaining their property, the Industrial District will authorize the property maintenance to be conducted by a qualified contractor and the tenant will be billed for the costs involved plus twenty percent (20%). This amount shall be due and payable to the Caddo Ward Two Industrial Development Corporation within ten (10) days of the date of the invoice.

- O. WASTE DISCHARGE: No effluent, harmful bacteria, poisonous acids or oils will be permitted to drain beyond the limits of the property.
- P. NUISANCES AND POLLUTION: No noxious or offensive activity shall be carried on upon any tract nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the Industrial Park. No industry shall be established, maintained or permitted in said Industrial Park which produces objectionable smoke, dust, noise, odor or vibration, or which shall cause the insurance rates of the adjoining property to be increased. All tenants shall use said property in strict compliance with all laws of the State of Louisiana and of the United States, and with all laws of the State of Louisiana and of the United States, and with all ordinances and regulations of the Parish of Caddo.
- Q. AMENDMENTS: All restrictions and conditions above set forth shall remain in full force and effect unless and until by the vote of eighty percent (80%) of the tenants within the Industrial Park such restrictions and conditions are changed, with such changes being binding upon tenants, their successors and assigns. In the event of any breach or violation of any one (1) or more of the said restrictions or conditions which are in effect, the Caddo Ward Two Industrial Development Corporation and/or one (1) or more of the other tenants of property within the said Industrial Park shall have the right to obtain such relief as may be available through negotiations and/or court to enjoin, remedy or prevent or enforce the same and recover damages therefore.

- R. SEVERABILITY: Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment or decree of any court, or otherwise, shall not invalidate or affect any of the other restriction, or any part thereof as set forth herein, but they shall remain in full force and effect.
- S. TIME LIMITATIONS: Construction of a plant of a size and type proposed, when the sale of a property was concluded, shall begin within a two (2) year period of time from the date of the sale unless good cause for an extension to this time limitation is presented to and approved by the Caddo Ward Two Industrial Development Corporation in writing. In the event no good cause exists, the Commission has the right to repurchase the property for the same amount as the buyer paid.