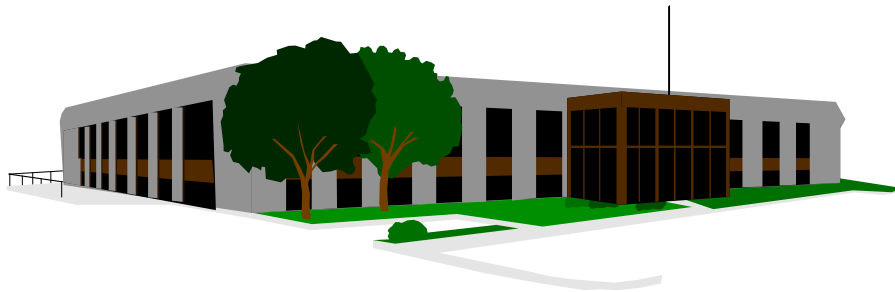


University of Missouri Technology Park

at

Fort Leonard Wood



PROTECTIVE COVENANTS

AND

DESIGN GUIDELINES

June 5, 2001

**University of Missouri System
Columbia, Missouri**

**U.S. Army Maneuver Support Center
Fort Leonard Wood, Missouri**

TABLE OF CONTENTS

SECTION	PAGE
1.0 DEVELOPMENT OBJECTIVES FOR THE TECHNOLOGY PARK	3
2.0 LAND AND BUILDING USES	4
2.1 PERMITTED ACTIVITIES	4
2.2 EXCLUDED ACTIVITIES	5

University of Missouri Technology Park at Fort Leonard Wood

PROTECTIVE COVENANTS AND DESIGN GUIDELINES

1.0 DEVELOPMENT OBJECTIVES FOR THE TECHNOLOGY PARK

The Technology Park is being developed pursuant to a lease issued in accordance with 10 USC. 2667 between the Department of the Army and the Curators of the University of Missouri. These Protective Covenants and Design Guidelines are a supplement to the Use Agreement that accompanies the Lease. Should any conflict exist between these Protective Covenants and Design Guidelines and any provision(s) of the Lease or Use Agreement, the provisions of the Lease and Use Agreement shall control.

The University of Missouri System (the University) will be the representative of The Curators of the University of Missouri, for the development, operation, maintenance and management of the Technology Park. The University will be responsible for compliance with the terms and conditions of the Department of Army Lease and for coordination to meet Department of the Army installation requirements.

The controls and guidelines described in the Protective Covenants and Design Guidelines are intended to:

1. Preserve confidence that the overall quality of development within the Technology Park will be permanently protected,
2. Maintain a consistently high quality of architectural and landscape design, integrated into a carefully preserved and sensitively enhanced natural settings, and
3. Ensure that all building and land uses within the Technology Park are consistent with the Lease, the Use Agreement, and the provisions of Section 172.273 of the Revised Statutes of Missouri (1986).

2.0 LAND AND BUILDING USES

The University and Fort Leonard Wood have established the following criteria for defining land and building uses appropriate to the mission and environment of the Technology Park:

2.1 PERMITTED ACTIVITIES

1. Offices and related facilities to be utilized by businesses, agencies, and organizations that support or enhance the missions, strategic goals, and activities of Fort Leonard Wood and the University of Missouri.
2. Corporate and professional training facilities, provided that these facilities maintain ongoing cooperative relationships with Fort Leonard Wood and/or the University.
3. Laboratories and related facilities intended for basic and applied research, development of technology-based products and services, or testing of technology-based products and services.
4. Facilities intended for production or assembly of products that support or enhance the missions, strategic goals, and activities of Fort Leonard Wood and the University of Missouri.
5. Pilot plants in which prototype production processes can be tested and used for assembly of products of a technological nature.
6. Corporate, regional and divisional headquarters of companies and organizations that support or enhance the missions, strategic goals, and activities of Fort Leonard Wood and the University of Missouri.
7. Technology-dependent or computer-based facilities dedicated to the processing of data or analysis of information.
8. Distribution or warehouse operations that support or enhance the missions, strategic goals, and activities of Fort Leonard Wood and the University of Missouri.
9. Incidental operations required to maintain or support any uses permitted, such as maintenance shops, hazardous-materials handling facilities, water-treatment facilities, and machine shops.
10. Consumer services or operation of retail sales establishments, such as conference/hotel centers, restaurants, banking facilities, and recreational facilities, which support the tenants and employees of the technology park and are operated with the approval of Fort Leonard Wood.
11. Any other facilities reasonably related to the intended mission of the Technology Park, provided these uses are pursuant to the provisions of Section 172.273 of the Revised Statutes of Missouri (1986) and approved by Fort

Leonard Wood.

2.2 EXCLUDED ACTIVITIES

No building or land in the Technology Park shall be used for:

1. Gambling activities.
2. Facilities of the type that could cause an operational nuisance, such as excessive noise, noxious odors, or emission of environmentally hazardous effluents or gases.