

1. Tenant shall submit one (1) set of drawings and specifications for all proposed exterior signage to Landlord for approval.
2. All exterior signage is required to conform to City of Elk River ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Elk River. It is Tenant's responsibility to obtain approvals and permits as required by the City of Elk River. Tenant is responsible for the cost of permit(s). Landlord must approve all drawings prior to City submittal.
3. All tenant spaces are required to be identified by signage.
4. All exterior signage must be professionally constructed and installed.
5. All exterior signage should be constructed of individual illuminated letters. Cabinet style and/or panel wall signs are not permitted.
6. Tenants occupying space in the "north building" (18201 - 18229 Carson Court) are required to install two (2) exterior building signs.
 - a. In-line tenants will be required to install a sign on the front/main entrance building exterior and back building exterior.
 - b. End-cap tenants will be required to install a sign on the front/main entrance building exterior and back building exterior. A third exterior sign, while not mandatory, will be allowed on the side building exterior.
7. Tenants occupying space in the "south building" (18157 Carson Court, Suites A-D) will be required to install one (1) exterior building sign.
 - a. In-line tenants will be required to install a sign on the front/main entrance building exterior. A second sign, while not mandatory, will be allowed on the back building exterior.
 - b. End-cap tenants will be required to install a sign on the front/main entrance building exterior. A second and/or third sign, while not mandatory, will be allowed on the back and/or side building exterior.
8. If upper case letters are used, maximum height is 30-inches. If upper and lower case letters are used, maximum height is 36-inches. Letter height exceeding 36-inches is subject to Landlord and City of Elk River approval.
9. Individual letters may be accompanied by a logo in a can no greater than 30-inches by 30-inches. Logos exceeding this requirement are subject to Landlord and City of Elk River approval.

10. Per the City of Elk River, the maximum combined sign area per building shall not exceed 2-square feet per linear foot of building frontage up to a maximum accumulation of 300-square feet per occupancy. Businesses will be allowed at least 50-square feet of wall signage regardless of building dimensions. Building frontage is defined as the area facing Highway 169 and the area facing Carson Street (the front and back of the building). End-cap tenants electing to install a third sign will not be able to include that frontage in the total allowable sign square footage.

In addition, per Landlord's requirements, exterior signage cannot exceed seventy-five percent (75%) of the width of Tenant's space. Tenant's space is defined as front footage, side footage, or rear footage, as the case may be from common wall to common wall.

****Example 1****

"Tenant A" occupies an in-line space at the North Building. "Tenant A" will be required to place a sign on the front and back of the building.

- Length of Space (Front): 20-Feet
- Length of Space (Back): 20-Feet
- Total Length/Frontage: 40-Feet
- Total Signage Allowed: 80-Square Feet (40-Feet * 2-Square Feet)

Total square footage of the front and back exterior signs may not exceed 80-square feet.

*In addition, sign length may not exceed 75% of the width of Tenant's space. In this example, sign length may not exceed 15-feet (75% * 20'-feet = 15-feet).*

****Example 2****

"Tenant B" occupies an end-cap space at the North Building. In addition to signs on the front and back of the building, "Tenant B" elects to place a third sign on the side of the building.

- Length of Space (Front): 30-Feet
- Length of Space (Back): 30-Feet
- Total Length/Frontage: 60-Feet
- Total Signage Allowed: 120-Square Feet (60-Feet * 2-Square Feet)

Total square footage of the front, back, and side exterior signs may not exceed 120-square feet.

*In addition, sign length may not exceed 75% of the width of Tenant's space. In this example, front and back sign length may not exceed 22.5-feet (75% * 30-feet = 22.5-feet). Assuming Tenant's space is 70-feet long, the end-cap sign length may not exceed 52.5-feet (75% * 70'-feet = 52.5-feet).*

11. All exterior signage shall be mounted to aluminum raceways. Raceways cannot exceed 12-inches in height. Raceways and any exposed electrical conduit and/or junction boxes must be painted to match the appropriate building exterior. Exterior colors are listed below.

North Building

EIFS 1: Sandpebble SPT 149-12-02-18-03
Block: Anchor Block Rockface #420 (Cedar)

South Building

EIFS 1: Sandpebble SPT 149-12-02-18-03
Block: Corning Donohue Endicott Medium Iron Spot #77 (Front of Building)
Block: Anchor Block Rockface #420 (Cedar) (Back of Building)

12. Tenant exterior sign(s) should be centered on the sign band of each tenant space.
13. Neon graphics may only be used if Landlord approval is obtained.
14. All storefront signage shall be installed no later than 60-days following the lease Commencement Date. In the event storefront signage has not been installed, Landlord reserves the right to install a sign on Tenant's behalf. The cost of such sign will be at Tenant's sole cost and expense.
15. Electrical power will be brought into each tenant space. It is Tenant's responsibility to arrange for their sign(s) to be hooked-up. Tenant may be required to hire an electrician to complete this work as electrical hook-up is not performed by most sign companies.
16. A photo-cell may be used to regulate sign usage, which must be located and installed on the sign or adjacent to it on the building facade. The photo-cell, if used, must run through a "relay" that is connected to the sign for efficiency purposes, and any exposed electrical wires associated with the photo-cell must be painted to match the building exterior. In the event a photo-cell is not installed, Tenant will be required to illuminate all signage twenty-four (24) hours a day, seven (7) days a week. Timers may not be used in place of photo-cells.
17. Upon removal or alteration of Tenant's or prior occupant's exterior signage for any reason, Tenant shall be responsible for all costs associated with the repair, re-skimming and/or replacement of the building facade where the exterior signage was attached. Upon vacation of the Premises or lease expiration or earlier termination, Tenant will be required to remove all exterior signage from the Premises and cap electrical conduits to code below surface level at Tenant's cost. Landlord will contact Tenant at least forty-five (45) days prior to lease expiration, earlier termination, or upon Tenant's notice of removal, with an estimated cost of building facade repair work, and such cost will be added to Tenant's rental account, which must be paid in full to Landlord within thirty (30) days of demand or prior to lease expiration, whichever occurs first.

18. The following types of exterior signage and/or sign components are prohibited:

A. Roof Signs

Signs erected, constructed, attached wholly, or in part, upon the cover or roof of any building or parapet.

B. Motion Signs

Any sign which revolves, rotates, scrolls, is animated, has moving parts, or gives the illusion of motion.

C. Portable Signs

A sign designed as to be movable from one location to another, and which is not permanently attached to the building exterior. D. Search Lights

Except in conjunction with grand openings.

E. Reader Boards

Electronic or manual.

F. Banners

Except in conjunction with grand openings for new tenants or newly remodeled tenants. Banners that contain the business name may be used until a permanent sign is installed. All banners must be professionally created and must be approved by the Property Manager of the Project prior to installation.

G. Miscellaneous

- Air inflated devices
- Paper signs
- Pennants
- Stickers
- Whirling devices
- Any other miscellaneous device resembling the above items

H. Wall Signs Employing the Following:

- Moving, blinking, or flashing light
- Exposed ballast boxes, or transformers
- Sign manufacturers name, stamps, or decals
- Painted/non-illuminated letters
- Un-edged plastic letters, letters with exposed fastenings, or letters without returns

19. The foregoing exterior signage criteria and regulations remain subject to modifications as Landlord may deem proper in its sole and reasonable judgment, which modifications, if any, shall become binding upon each tenant in the Project upon their notification of the same.