

1. Tenant shall submit one (1) set of drawings and specifications for all proposed exterior signage to Landlord for approval. Landlord may approve or disapprove signage based upon size, scale, color, material, height and style or any other reasonable criteria.
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 are 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 exterior 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 exterior sign, while not mandatory, will be allowed on the side and/or back building exterior.
7. If upper case letters are used, maximum height is 24-inches. However, the first letter may be a maximum of 30-inches for each word. 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.
8. 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.
9. Tenant exterior sign(s) cannot exceed seventy-five-percent (75%) of the width of each tenant 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.
10. All exterior signage must 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. Tenant and/or Tenant's sign vendor will need to color-match on site for accuracy as specific exterior colors are unknown.

11. Tenant exterior sign(s) should be centered on the sign band of each tenant space.
12. Neon graphics may only be used if Landlord approval is obtained.
13. 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.
14. 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.
15. 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.
16. On or before the termination date of this Lease, Tenant will be required to remove all exterior signage from the Premises and cap electrical conduits to code at Tenant's cost.
17. Tenant shall be responsible for all costs associated with repairing, re-skimming and/or replacement of the building exterior facade if either the facade is damaged or discolored from the prior occupant's signage upon the Delivery Date or upon removal or alteration of Tenant's signage for any reason during the Lease. If building facade repair work is required, in Landlord's discretion, due to any of the foregoing events, Landlord will contact Tenant with a cost estimate of the required building facade repair work and the actual expenses will be charged to Tenant's rental account, which must be paid in full to Landlord by Tenant within thirty (30) days of demand or, if required due to Tenant's surrender of the Premises, then prior to the termination of the Lease.
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.