

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 Maplewood ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Maplewood. It is Tenant's responsibility to obtain approvals and permits as required by the City of Maplewood. Tenant is responsible for the cost of permit(s). Landlord must approve all drawings prior to City submittal.
3. All sign installers must be licensed by the City of Maplewood.
4. All tenant spaces are required to be identified by signage.
5. All exterior signage must be professionally constructed and installed.
6. All exterior signage should be constructed of individual illuminated letters. Cabinet style and/or panel wall signs are not permitted.
7. 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 sign, while not mandatory, will be allowed on the back building exterior.

***Note: Signage is not allowed on the side of the building.***

8. Exterior signage consisting of a single line of copy shall not exceed 3-feet in height.
9. Exterior signage composed of multiple lines of copy shall not exceed a letter height of 18-inches per line with a maximum space between lines of 8-inches. Total sign height shall not exceed 44-inches.
10. Tenant occupying "1885 E. County Road D, Suite 100" will be allowed a 6.5-foot tall sign that allows for 6-inches of space between a double-row of copy on the front of the building.
11. There must be at least 18-inches of margin between any exterior sign and the end of the storefront.
12. 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 Maplewood approval.

13. 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.

The EIFS color for tenants with an address of 1845 E. County Road D, Suites 120-180 and 1885 E. County Road D, Suites 100-200 is “EIFS 2 - Dryvit 117 Colonial Tan”.

Sign vendors are encouraged to color-match on site for accuracy.

14. Tenant exterior sign(s) should be centered on the sign band of each tenant space.
15. Neon graphics may only be used if Landlord approval is obtained.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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

21. 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.