

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 Burnsville ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Burnsville. It is Tenant's responsibility to obtain approvals and permits as required by the City of Burnsville. 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. Tenant exterior sign(s) should be centered on the sign band of each tenant space.
7. Neon graphics may only be used if Landlord approval is obtained.
8. All storefront signage shall be installed no later than sixty (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.
9. 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.
10. 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.
11. In addition to items 1 - 11, tenants occupying space in the **main retail building (250-300 East Travelers Trail)** must follow items A - D, which are outlined below.
  - A. Tenants are required to install one (1) exterior building sign.
    - i. 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.

- ii. 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.
- B. Per the requirements of the City of Burnsville, signs may not exceed 1.5-square feet per 1-linear foot of storefront, and may not exceed 36-inches in height. In addition, 2-feet of space must be left on either side of the sign.
- C. Tenant specific logos will only be allowed on site if approved by the City of Burnsville.
- D. 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. Brick and EIFS colors are listed below.

Brick: Anchor Block Black, North Oaks I,  
Taupe & Adobe - Hickory (Garrison Blend)

EIFS: Dryvit Color 380, Chocolate mousse

12. In addition to items 1 - 11, tenants occupying space on the ***first floor of the office building (200 East Travelers Trail, Suites 105 - 135)*** must follow items A - D, which are outlined below.

- A. Tenants are required to install one (1) sign on the front/main entrance building exterior. Signs are not allowed on the side and/or back building exterior.
- B. Per the requirements of the City of Burnsville, signs may not exceed 1.5-square feet per 1-linear foot of storefront, and may not exceed 36-inches in height. In addition, 2-feet of space must be left on either side of the sign.
- C. Tenant specific logos will only be allowed on site if approved by the City of Burnsville.
- D. 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. Brick and EIFS colors are listed below.

Brick: Anchor Block Black, North Oaks I,  
Taupe & Adobe - Hickory (Garrison Blend)

EIFS: Dryvit Color 380, Chocolate mousse

13. In addition to items 1 - 11, tenants occupying space on the **second floor of the office building (200 East Travelers Trail, Suites 205 - 245)** must follow items A - F, which are outlined below.
- A. Two (2) sign areas have been designated for second floor signage. The sign bands are shown on Plan A301 - West elevation, which is available upon request.
  - B. Each sign area has a maximum height of 36-inches and a maximum length of 18-inches.
  - C. The “north sign area” is reserved for the bank occupant.
  - D. The “south sign area” will be awarded to tenants at Landlord’s discretion. If 2-tenants share the space, signs will be stacked one on top of the other. Total height for both signs may not exceed 36-inches, and total length for both signs may not exceed 18-inches.
  - E. Tenant specific logos will only be allowed on site if approved by the City of Burnsville.
  - F. All exterior signage must be mounted to aluminum raceways . Raceways cannot exceed 12-inches in height. Raceways and exposed electrical conduit and/or junction boxes must be painted to match the appropriate building exterior. EIFS exterior color is listed below.

EIFS: Dryvit Color 380, Chocolate mousse

14. 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.
15. 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.
16. 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

17. 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.