

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 Minnetonka ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Minnetonka. It is Tenant's responsibility to obtain approvals and permits as required by the City of Minnetonka. 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. Can, panel wall signs, and/or exposed neon signs are not permitted.
6. Flush mounted signs and/or signs installed directly to the face of the building 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. The tenant occupying the east end-cap 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.
  - c. The tenant occupying the west end-cap 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.
8. Tenant is allowed a "tenant identification sign" and one (1) logo, which shall not include product advertising except as part of Tenant's trade name or logo.
9. The "tenant identification sign" shall be constructed of individually mounted and internally illuminated letters. All letters and logo must be mounted to a raceway.
10. The vertical dimension of the "tenant identification sign" shall not exceed 26-inches in height.
11. Tenant logo shall not exceed 36-inches high by 36-inches wide.
12. Tenant exterior sign(s) shall be installed within a 26-inch high designated horizontal band.
13. Tenant exterior sign(s) shall not exceed closer than 2-feet from Tenant's lease line.

14. All letters in a “tenant identification sign” shall be of uniform colors, not to exceed two (2), except for logos which may be multicolored.
15. 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. EIFS and brick colors are listed below:

EIFS: Dryvit Sandpebble; Color SPT149-12-02-18-03 (beige)  
Brick: Corning Donohue; Endicott Med. Iron Spot #77
16. All storefront signage shall be installed no later than 60-days following the 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.