

1. Tenant agrees not to install or attach any window coverings, drapes or advertising media that would be visible from outside the Premises buildings.
2. Tenant shall be permitted to install exterior signs on the Premises buildings and window or door lettering, subject to city codes, regulations and approvals. This includes, but is not limited to the following:
 - Cabinet style sign designs are allowed and have been approved by the City of Maple Grove.
 - Total sign area for the building may be up to and including five-percent (5%) of the front building facade (where the sign must be located) but shall not exceed forty (40) square feet per occupant. For purposes of calculating area, the building itself shall be used. The building facade shall not include the area of any canopy. Sign height shall not exceed the top of the parapet wall or, if there is no parapet wall, sign height shall not exceed height of eaves.
3. All exterior signage and window or door lettering shall be approved by Landlord in writing prior to Tenant's installation.
4. Tenant agrees to keep its signs in good condition, including replacing burnt out or broken bulbs and faded lettering or images.
5. Tenant agrees to avoid damaging or defacing the Premises when it installs its signs, and to repair any damage when it removes them, including any discoloration.
6. Upon vacation of the Premises or lease expiration or earlier termination, Tenant is required to remove all window coverings and signage from the Premises and cap electrical conduits. In addition, all holes must be patched and paint touched up as necessary. All work will be Tenant's responsibility to complete at Tenant's cost.
7. The foregoing exterior signage criteria and regulations remain subject to modification 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.