

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 Big Lake ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Big Lake. Tenant is responsible for obtaining approvals and permits as required by the City of Big Lake. 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. Exterior signage must be professionally constructed and installed.
5. Signs shall be compatible in size, scale, material, height and style with other exterior signage already installed at Big Lake Town Square.
6. Exterior signage shall be constructed of individual illuminated letters. Cabinet style and/or panel wall signs, reader boards, and electronic display signs are not permitted.
7. Logos will be considered on an individual basis at the sole discretion of Landlord. Any approved logo shall not exceed the maximum permitted signage height or size and must be approved by the City of Big Lake.
8. Signage shall be centered horizontally and vertically within the building sign band, subject to Landlord modification based on building design and the location of adjacent signs.
9. Big Lake Town Square fronts 2-streets (Rose Drive & Martin Avenue). As such, tenants are allowed signage on the front and back of the building.
  - a. All tenants are required to install an exterior sign on the front of the building. A second exterior sign, while not mandatory, will be allowed on the back of the building.
  - b. End-cap tenants may be allowed additional signage on the side of the building provided a Conditional Use Permit is filed with the City of Big Lake and approved.  
*[Note: A CUP is already on file with the city and approved for Suite 100.]*
10. The total area of permanent wall signs shall not exceed 20% of the total storefront, and in no case may any individual wall sign exceed 200-square feet. *[Wall area is measured by multiplying tenant's storefront length (common wall to common wall) by tenant's storefront height (ground to roof line).*
11. No signage shall be located closer than 12-inches from the centerline of a demising wall. Minimum separation between different tenant signs is 2-feet.
12. Exterior signage must be mounted to aluminum raceways. Raceways cannot exceed 12-inches in height. Raceways must be painted to match the appropriate building exterior. Sign vendors are required to color-match on site for accuracy. *(Note: Wall signs shall not project from the building more than 15-inches.)*

13. All bolts, fastenings and clips shall be of stainless steel, aluminum, brass, bronze or other non-corrosive material. No black iron material of any type shall be permitted.
14. No sign shall have exposed wiring, bulbs (including exposed neon), ballasts, conduit, connections or transformers. Electrical service to sign lights shall be fully concealed.
15. Exterior signage shall be installed no later than 60-days following the lease Commencement Date. In the event 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.
16. Electrical power will be brought into each tenant space. Tenants are responsible for all electrical work. Tenants may be required to hire a certified electrician in addition to their sign vendor as electrical work is not performed by most sign companies.
17. A photo-cell may be used to regulate sign usage. In the event a photo-cell is not installed, tenants will be required to illuminate all signage 24-hours a day, 7-days a week. Timers may not be used in place of photo-cells.
18. Tenants are responsible for all costs associated with repairing, re-skimming and/or replacement of the building exterior if either the facade is damaged or discolored from the prior occupant's signage upon the Delivery Date or upon removal or alteration of the 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 the tenant with a cost estimate of the required building facade repair work and the actual expenses will be charged to the tenant's rental account, which must be paid in full to Landlord by the tenant within thirty (30) days of demand or, if required due to the tenant's surrender of the Premises, then prior to the termination of the Lease.
19. On or before the termination date of this Lease, Tenant, at their sole cost and expense, will be required to:
  - a. Remove all exterior signage from the Premises
  - b. Cap electrical conduits to code
  - c. Repair the building exterior to Landlord specifications, which will be outlined by the center Property Manager as part of the termination process
20. The following types of exterior signage and/or sign components are prohibited:
  - a. No signage shall be permitted that does not directly related to the name or primary service or function of the Tenant.
  - b. Signage with flashing, blinking, pulsating, rotating or any other moving lights, or any other illuminating device that has changing light intensity, brightness, or color are prohibited.

- c. Signage with visible moving parts or that simulate movement by means of fluttering, rotating or reflecting devices are prohibited.
- d. Signage utilizing noisemaking or other nuisance characteristic devices or components are prohibited.
- e. The following types of signs are prohibited: (1) roof-mounted signs; (2) bench signs; (3) billboards; and (4) canister signs.
- f. Tenant is prohibited from affixing any signage to any awnings and canopies installed by Landlord.
- g. Awnings and canopies installed by tenants are prohibited.
- h. Plastic, Plexiglas, clearplex or similar material signs are prohibited unless used in conjunction with other decorative materials.
- i. Cloth, vinyl, wood, paper or cardboard signs, stickers or decals are prohibited.
- j. Hand-painted wall and ground signs are prohibited.
- k. Tenants shall not place any handwritten signs within the Premises that are visible from the exterior of the Premises.
- l. Signage that projects above a parapet or the highest part of a roof is prohibited.
- m. Signage projecting into the street is prohibited with the exception of traffic control signage, temporary banners mounted to light standards and pedestrian-oriented signs installed by or at the direction of Landlord.
- n. Portable signage is prohibited, including signs that advertise, identify or provide directions to use or activity.
- o. Vehicle mounted signage is prohibited with the exception of signage related to the vehicle's lawful making of deliveries of sales or of merchandise or rendering of services.
- p. Search lights are prohibited except in conjunction with grand openings.

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.