Window Coverings & Exterior Signage

1. Tenants agree not to install or attach any window coverings, drapes, or advertising media that would be visible from outside the Premises buildings without Landlord's written approval.

2. Tenants are allowed 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 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 5% of the front building facade (where the sign must be located) but shall not exceed 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 tenant spaces are required to be identified by signage.

4. All signage and window or door lettering requires Landlord's written approval prior to installation.

5. All signage and window or door lettering must be professionally constructed and installed.

6. The furnishing and installation of signage and window or door lettering and all expenses incurred shall be the tenant's sole responsibility.

7. Tenants agree to keep their signage in good condition, including replacing burnt out or broken bulbs and faded lettering or images.

8. Tenants agree to avoid damaging or defacing the Premises when installing signage, and to repair any damage from removal, including any discoloration.

9. Upon vacation of the Premises or lease expiration or earlier termination, tenants are 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. Tenants are responsible for all costs associated with removals and repairs.

The foregoing criteria and regulations are subject to change and will be updated periodically. Landlord expressly reserves the right to deviate from this criteria when dealing with other tenants.