

MASTER SIGN PLAN OVERVIEW

All signage must comply with the guidelines set forth below and receive prior written approval from the landlord or the landlord's authorized representative before installation. Any conflict between this Master Sign Program and Chapter 156, Sign Code, the more restrictive will apply. The tenant is solely responsible for securing all required permits from the appropriate governmental authorities, at tenant's own expense.

I.

I. General Guidelines:

- A. Tenant shall provide complete sign packages to landlord for prior written approval. Packages shall be submitted as color PDFs with signage superimposed in all proposed locations on the property. The PDFs shall include size, layout, lease dimension lines, and technical specifications as required by landlord.
- B. All signage must also be approved in writing by the building department and landlord prior to production and installation.
- C. Installers must be experienced, licensed and provide landlord a Certificate of Insurance (COI) unconditionally naming landlord as additional insured prior to installation.
- D. Installers shall review shopping center construction requirements, processes, and protocols with the shopping center property manager and shall safely stage the work area without interruption to other tenants.
- E. Installers shall diligently and promptly clean up all work areas after each visit.
- F. No temporary banners or signs shall be affixed to the building or exterior of the demised premises unless expressly permitted under the lease. If permitted, tenant shall obtain prior written approval from both the building department and landlord. Any approved temporary banner may be displayed for a maximum of thirty (30) days. Upon removal of any temporary banner, tenant shall immediately and fully repair all holes and perforations to restore the building to its original condition.
- G. Upon expiration or earlier termination of the lease, all tenant-installed signs shall be completely removed, and all mounting surfaces shall be professionally restored to their original condition.

I. Building Sign:

- A. Each tenant may have one (1) sign on the building façade and, if permitted under the lease and allowed by applicable municipal code, one (1) additional sign on the side or rear of the building.
- B. Signage must be flush-mounted or on raceways if at SECTION F to the building, unless noted otherwise.
- C. Signage shall be limited to one (1) or two (2) lines of copy.
- D. All lettering shall be front-lit channel letters with black returns and black trim, or white returns and white trim.
- F. Taglines or slogans are not permitted.
- G. Tenant wall signs shall not exceed ten percent (10%) of the area of tenant frontage along the building facade, up to 200 square foot.

III. Under Canopy Sign:

- A. To the extent permitted under the lease, tenant may have one (1) blade sign.
- B. Signage shall match the size, shape, color, font and overall design character of existing blade signage within the property or otherwise approved by landlord.

IV. Doors and Windows (only if expressly permitted by the lease):

- A. Signage shall be installed on the interior side of the glass within the demised premises.
- B. Tenant shall be responsible for the full removal of all signage upon vacating the premises or upon earlier expiration or termination of the Lease, without exception, and shall repair or replace any damaged glass or surfaces resulting from such removal.
- C. Graphics are limited to a maximum of twenty percent (20%) of the total glass area; letters shall be a maximum height of six (6) inches.

V. Monument Sign:

- A. Tenant shall be entitled to monument signage only if specifically permitted under the lease.
- B. Tenant shall be limited to one (1) panel per side of the monument sign, if applicable and only if expressly permitted under the Lease.
- C. Panels are flat translucent acrylic.
- D. Panels shall be of: Option 1: PMS 7692C blue background with white copy (copy reverse-cut/weeded out to illuminate).
Option 2: White background with PMS 7692C copy.

