

EXHIBIT D

Tenant Signage

1. **SIGNAGE APPROVAL.** All tenant signage shall comply with (a) the provisions of the Lease, (b) the Criteria, and (c) all Applicable Laws including, but not limited to, the City of Lynnwood ("City") codes, laws and regulations. The Criteria are subject to revision by the Landlord. Prior to sign construction or application for City sign permits, Tenant shall obtain the Landlord's written approval of the proposed sign design. Tenant shall submit to Landlord three (3) copies of shop drawings for each sign, including colors, dimensions, attachment details; lighting/illumination, as well as proposed construction materials. Drawings must show exact placement of signage on the building surface and be drawn to scale. Colors must be shown or color palette samples provided. Landlord may require material samples or color chips. Landlord shall review submitted designs and either (a) approve, (b) approve with corrections, or (c) deny application within ten (10) days of receipt by Landlord. Landlord shall return to Tenant one set of such sign drawings with suggested modifications and/or approval. If application is denied, Tenant shall review reasons for denial, make the necessary changes to the application, and re-submit to Landlord. Once Landlord grants approval, Tenant may then proceed with City sign permit applications. All City fees, including but not limited to design review and permit fees, are the responsibility of the Tenant. Landlord's review and approval of Tenant's submittals is only for the limited purpose of checking for general conformance with this Criteria. Such review is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions, or for substantiating instruction for installation or performance, all of which remain the responsibility of Tenant. The Landlord's review shall not relieve Tenant of any obligations under City codes. Tenant shall not be relieved of responsibility for deviations from requirements of the Criteria by the Landlord's approval of shop drawings, product data, samples, or similar submittals, unless Tenant has specifically informed the Landlord in writing of such deviation at the time of submittal and Landlord has given written approval to the specific deviation. Landlord's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

2. **TENANT SIGNS GENERAL RULES AND REQUIREMENTS.**

(a) Temporary signs and banners shall be subject to the requirements of Applicable Laws, require Landlord's approval and shall be used only for the duration as such approval is given. The form and method of attachment of all temporary signs and banners is subject to Landlord's prior review and approval.

(b) All signs and graphics shall be properly and promptly maintained by the Tenant, including bulb replacement.

(c) Tenant shall provide electrical power for any lighted signage. Penetration of exterior envelope or any fire rated assembly shall be patched in complete compliance with codes and in order to maintain a complete watertight assembly per the highest and best practices of the industry.

(d) The name, stamps or decals of the sign manufacturer shall not be displayed on any portion of the sign viewable to the public. Non-ornamental hardware, structure, or electrical components may not be exposed to view.

(e) At the expiration or termination of Tenant's lease, Tenant, at Tenant's sole cost and expense, shall remove all Tenant-installed signage and repair and properly restore any and all penetrations or damage resulting from installation and/or removal of said signage.

(f) Tenant shall be responsible for installing City-assigned postal address numbers on the transom above the entry door, or as required by the local jurisdiction and U.S. Post Office. If no transom exists, the numbers are to be installed on the entry door.

(g) If Tenant has a private rear solid door for receiving merchandise or to common areas, the Tenant's name and address may be uniformly applied on the door. Where more than one tenant uses the same door, each name and address shall be applied. If Tenant has a rear door that serves as guest or public entry to the Premise, the Tenant may request permission to install signage or graphics on the walls adjacent to the door.

(h) To avoid a cluttered appearance, only those site directional signs within parking lots deemed necessary by the Landlord for safety and identification will be allowed on the Project.