

EXHIBIT "D"
SIGN CRITERIA

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Shopping Center for the mutual benefit of all tenants, and to comply with the regulations of the local municipal sign and electrical codes. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs must be brought into conformance at the sole cost and expense of the Tenant.

I. GENERAL REQUIREMENTS

- A. Tenant shall submit or cause to be submitted to Landlord, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. All permits for signs and their installation shall be obtained by Tenant or Tenant's representative.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Landlord or Landlord's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Landlord may undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of Landlord's invoice, together with interest thereon at the Default Rate.
- G. Signing for major tenants occupying five thousand (5,000) square feet or more and having a chain store operation with more than five (5) locations will be considered on an individual basis at Landlord's sole discretion.
- H. Signing for tenants of single purpose, free-standing buildings shall be commensurate with the architecture of the building and shall be considered on an individual basis, subject to the approval of Landlord and the local municipality.
- I. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted.

II. **SPECIFICATIONS - TENANT SIGNS (retail shops)**

A. **General Specifications**

1. No animated, flashing or audible signs shall be permitted.
2. No exposed lamps or tubing shall be permitted.
3. All signs and their installation shall comply with all local building and electrical codes.
4. No exposed raceways, crossovers or conduit shall be permitted.
5. All cabinets, conductors, transformers and other equipment shall be concealed.
6. Painted lettering shall not be permitted.
7. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
8. Upon removal of any sign by Tenant, any damage to the sign band face shall be repaired by Tenant or by Landlord at Tenant's cost.

B. **Location of Signs**

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord.

III. **DESIGN REQUIREMENTS**

Individual illuminated letters will be pan channel metal letter five inches (5") deep. Letter faces will be of acrylic plexiglas with a three-quarter inch (3/4") gold trimcap molding for securing the plexiglas letter face to the metal letter. Illumination of the pan channel letters will be fifteen (15) mil. neon tubing mounted inside the letters. Neon tube color shall match plexiglass color and tubes shall be in sufficient quantity to provide even light distribution in each letter. The letters are to be flush mounted onto the building fascia. The metal raceways that are to accommodate the wiring and transformers required for illuminating the letters shall be mounted on the inside of the building fascia. This installation requires PK housings.

A. **Letter Style or Logo Restrictions**

Letter or logo style on the individual illuminated letters for Tenant shall be Tenant's choice, subject to approval of Landlord and/or Landlord's agents.

B. **Letter Height Restrictions**

The height restrictions on individual illuminated letters are as follows:

1. One line of copy with total sign height not less than eighteen inches (18") or greater than twenty-four inches (24") in height and shall not exceed eighty percent (80%) of Tenant's leased store frontage in length.

C. **Letter or Logo Color Restrictions**

1. All individual illuminated letters shall be painted white inside and dark bronze #41-313 on the outside of the letters.
2. Plexiglas colors that are to be used are Acrylite plexiglas Blue 607-1, Yellow 406-1 and Red 211-1.

D. **Under Canopy Sign**

1. Double faced non-illuminated sandblasted redwood sign.
2. Raised border edges shall match with Deer-O #261 "Havalena".
3. Background stain shall match Deer-0 #1 "Navajo White".
4. Letter color shall match acrylite plexiglas colors Blue 607-1, Yellow 406-1 and Red 211-1.
5. The sign shall be four feet (4') wide and eleven and one-half inches (11½") tall and two inches (2") deep.
6. The sign shall be hung using a mechanism consistent with other under canopy signs throughout the Shopping Center and subject to Landlord's approval.

IV. **CONSTRUCTION REQUIREMENTS**

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All signs shall be fabricated using full welded construction.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Landlord harmless for, from and against damages or liabilities on account thereof.

V. **MISCELLANEOUS**

- A. Tenant shall be responsible for selecting a sign company that carries workers' compensation and commercial general liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs with a combined single limit in an amount not less than One Million and No/100 Dollars (\$1,000,000.00), per occurrence.]