

EXHIBIT "D"

TENANT SIGN CRITERIA

This exhibit outlines the sign criteria for retail tenant spaces for the Shopping Center. It is a guide to provide a consistent graphic technique and may be amended or altered only with the written consent of the Landlord.

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I INTRODUCTION

INTENT

The purpose of these criteria, is to establish the standards for the configuration, fabrication, installation and operation of tenant signage at properties that are owned and operated, or managed by Weingarten Realty. Compliance with these regulations insures the tenant of a sign which meets industry standards of materials, and fabrication. It insures the centers' owners of properly installed signage and in addition, a center free of poorly designed, fabricated and installed signs.

SUBMISSION REQUIREMENTS

This booklet shall be given to your sign contractor to serve as a guide in preparing his design and cost estimates for you. Your contractor must have this booklet in order to give you a price which reflects a sign that complies with the standards as outlined in this booklet.

After your approval, your sign contractor must submit four (4) copies of your fabrication drawings to the offices of Weingarten Realty. These drawings must show: 1. The sign in elevation on the full extent of the storefront. 2. Full specifications of all materials and colors in the sign. 3. One or more section drawings as necessary to fully describe the methods of assembly and electrical components used.

These drawings should be sent to the offices of Weingarten Realty Investors, Property Management Department, 4440 N. 36th Street, #200, or faxed to 1-802-263-8852, or e-mailed to your property manager, our main office number is 1-802-263-1168.

RESPONSIBILITIES, LIMITATIONS, LIABILITIES

All tenants must have a sign that conforms with these sign criteria.

No sign may be erected on the buildings or property without first securing written approval of Weingarten Realty.

All permits, as required by local building or sign codes, shall be obtained by the tenant or his sign contractor.

All costs for permitting, fabrication, and installation of signs shall be borne by tenant.

Sign message shall consist of store name only. descriptions of services, symbols, product names, or merchandise trade names are prohibited.

Landlord reserves the right to prohibit logos in conjunction with tenant signs.

I INTRODUCTION

RESPONSIBILITIES, LIMITATIONS, LIABILITIES (continued)

Channellet construction, utilizing "Amor-Ply" plywood as letter backs is prohibited.

The use of banners, flags or pennants is prohibited.

Box signs are prohibited.

Flashing signs are prohibited.

Portable, trailer, changeable copy signs are prohibited.

Visible sign company names on tenant signage are prohibited.

The tenant and his sign contractor will be held liable for all costs required to remove and/or correct signs, sign installations and damage to buildings caused by signs or installations which do not conform to these criteria.

Any signs prohibited by these criteria, will be removed by Weingarten Realty, at tenant's expense.

II TENANT FASCIA SIGNAGE

CONFIGURATION

Tenant signs shall be in the form of individual channel letters, interiorly illuminated with neon tubes. Letters shall have translucent plexiglas faces. These faces shall be secured to the letter with an acrylic trim molding. Letters attach to a raceway which is mounted on building's canopy fascia.

Tenant may use the letter style of their choice subject to design review by Walngarten Realty.

The formula used for building mounted tenant signs, under the Code for the City of Flagstaff in effect as of August, 1984 is as follows:

a) A measurement of the "signable area" (height times the width of an unbroken plane above the tenant space) is used to arrive at the overall square footage of the area, the result is then multiplied by 40% to get the permitted sign area.

b) The "signable" wall area is a continuous portion of a building which is unbroken by doors, windows, or openings, or a shift or change of angle of a building plans or elevation.

But in no case shall the overall maximum length of a sign shall not exceed 80% of the tenant's leased frontage.

The maximum vertical height of the sign may not exceed 2'0"

Signs which are two lines shall have a minimum height of 12" the entire sign height, however, may not exceed 30".

Where possible, a single line design shall have a minimum height of 15".

Signs which are 12" to 2'0" in height will be a minimum of 4" in depth and a maximum of 6" in depth.

FABRICATION

The channel letters shall be fabricated of aluminum with a minimum thickness of .040. These letters shall have the backs pop riveted to the sidewalls with the pop rivets occurring on the letter backs. The preferred construction is .063 or greater thickness with the sidewalls half-arc welded to the letter backs. Wiring Raceway to be aluminum over angle iron framing (3"x8"). Transformer Raceways shall be 10"x10".

The plexiglas faces of the letters shall be a minimum of 3/16" thick.

II TENANT FASCIA SIGNAGE

FABRICATION (continued)

The acrylic trim molding shall be 1" in depth. The color of the trim molding shall match the color of the letters sidewalls.

Neon shall be 6500 K., 15mm., and utilize 30 m.a. transformers. Number of rows of neon tube depends on width of letter stroke.

All fasteners shall be non-ferrous. All spacers shall be non-metal. Interiors of letters shall be white. Other colors are as listed:

FACE	SIDEWALLS	NEON	RACEWAY
R&H 2793 "Red"	313 Dk Bronze	"Clear Red"	Paint to match fascia color

No other color combinations other than those listed above will be allowed.

INSTALLATION

Letter/raceway combination attaches to center's plywood fascia band. Raceway shall be attached to fascia by means of bolts passing through fascia parapet, secured with back up nuts, located in transformer raceway.

All penetrations shall be sealed watertight.

Signs shall operate by means of a photoelectric cell, that turns signs on at dusk; and a timer that turns the sign off at 11 p.m.

THE PURPOSE OF THIS PLAN IS SOLELY TO SHOW THE LOCATION OF VARIOUS SIGN TYPES. LANDLORD MAY ELECT TO CHANGE THE LOCATION, SIZE, LAYOUT OR DETAILS OF ANY BUILDING OR COMMON AREA IN THE SHOPPING CENTER AND/OR TO CONSTRUCT ADDITIONAL BUILDINGS IN THE SHOPPING CENTER AND ANY SUCH CHANGES OR CONSTRUCTION WILL NOT AFFECT THE VALIDITY OF THE LEASE. THE IDENTIFICATION OF ANY TENANT IN THE SHOPPING CENTER IS FOR CONVENIENCE ONLY AND IS NOT A WARRANTY OR REPRESENTATION OF FUTURE TENANCY OR TENANT MIX IN THE SHOPPING CENTER.

