

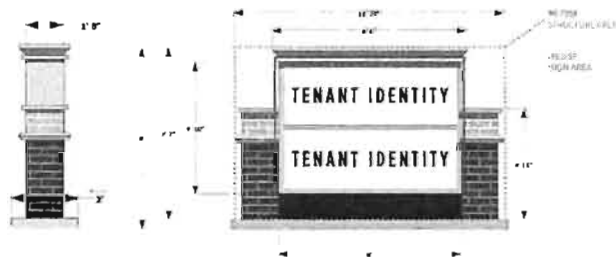
EXHIBIT I

Landlord's Sign Criteria

9/8/96 ALC

* Welded tubular aluminum framework with .090 aluminum plate.

- Brake-formed aluminum moldings and caps
- Tenant faces to be 27 1/2" white plastic overlaid with 2M" translucent vinyl per client
- Cabinets lamped with high output fluorescent lamps
- All other aluminum elements to be finished to match architect's off-white on building. Skin finished MP black
- Endroit Thin-Brick and Bevel off-set Light Sandstone/Venue finish and Executive Bronze/Smooth finish
- 4" Concrete pad
- Electrical requirement: 120v to be supplied at sign location by others



	<p>• Lighting • Acoustics • Power • Technology • Ergo</p>	<p>THIS IS THE METRIC TRACTABLE TECHNOLOGY FOR THE FUTURE</p>	<p>300 Park 17th Austin, Texas 78705 734-6501 www.fsg.com</p>	<p>DESIGN BY ARCHITECT FACILITIES MANAGEMENT</p>	<p>12212 METRIC BOULEVARD, AUSTIN, TEXAS 78758 • 1-800-327-1104 / 512-494-0002 / www.fsg.com</p>	<p>12212 METRIC BOULEVARD, AUSTIN, TEXAS 78758 • 1-800-327-1104 / 512-494-0002 / www.fsg.com</p>	<p>12212 METRIC BOULEVARD, AUSTIN, TEXAS 78758 • 1-800-327-1104 / 512-494-0002 / www.fsg.com</p>	<p>12212 METRIC BOULEVARD, AUSTIN, TEXAS 78758 • 1-800-327-1104 / 512-494-0002 / www.fsg.com</p>	<p>12212 METRIC BOULEVARD, AUSTIN, TEXAS 78758 • 1-800-327-1104 / 512-494-0002 / www.fsg.com</p>
---	---	---	---	--	--	--	--	--	--

Twin Creeks Marketplace Landlord Sign Criteria

Landlord Sign Criteria

The following sign criteria has been established to assist tenants in complying with their lease. These basic standards have been made to govern the design, fabrication and installation of tenant signs and are intended to afford all tenants clear visual identification, both day and night, and to protect against poorly designed and badly proportioned signage. The sign standards have been selected to harmonize with and complement the building materials and will assist in creating the proper atmosphere for the center.

DRAWING SUBMITTAL REQUIREMENTS

Tenant shall submit for Landlord's approval three (3) copies of shop drawings for Tenant's proposed sign which shall show (a) complete sign layout with scale (b) typical cross sections of letters, (c) mounting details and (d) all dimensions, materials, and colors and (e) elevation showing placement of sign on the building. If requested by the Landlord, Tenant shall furnish to Landlord samples of materials proposed for use.

GENERAL REQUIREMENTS

City Zoning

Requirements: All signs are subject to City of Allen Zoning Sign Ordinance.

Tenant's wall signage will be based on their proportionate share of frontage on the elevation that the sign will be located. For example, if the building has 50 feet of frontage and the tenant's space occupies 25 feet of the 50 feet, Tenant will be allowed 50% of the allowable wall signage for that elevation.

Tenant

Responsibility: Each Tenant shall furnish and install all signs at Tenant's own cost.

If Tenant installs any sign without Landlord's prior written approval, Tenant shall remove such sign within five (5) days from the receipt of written notice from Landlord demanding removal of such sign. In the event Tenant fails to remove any such sign within a five (5) day period, Landlord may remove such sign without further notice to Tenant and Tenant shall reimburse Landlord the amount of expenses incurred by Landlord in removing such sign plus fifteen percent (15%).

Each Tenant is responsible for its sign conforming to the applicable ordinances and codes. Each Tenant shall be responsible for hiring a licensed sign contractor to obtain all required permits prior to commencement of installation.

No exposed ballast boxes, sign cabinets, or electrical transformers shall be permitted. Sign company names or stamps shall be concealed. External sign illumination shall not be permitted. In no event shall Tenant's be permitted flashing or blinking signs, exposed neon or other materials that detract, in the Landlord's opinion from the image of the Property.

All sign designs are subject to prior written approval by the Landlord BEFORE any sign fabrication. Landlord has the right to waive any provisions listed herein. Waiver in a single instance shall not necessarily constitute a waiver to any other tenant.

Notwithstanding the foregoing, the Developer shall have final approval rights on all exterior signs.

**Twin Creeks Marketplace
Landlord Sign Criteria**

Removing Signs: Tenant shall remove its sign at the termination of its lease at its sole cost and expense. Included with removing its sign, Tenant shall repair all holes in the fascia and chalk and paint to match the fascia to Landlord's satisfaction

EXTERIOR MOUNTED SIGNS

Size: Tenant's wall signage will be based on their proportionate share of frontage on the elevation that the sign will be located. For example, if the building has 50 feet of frontage and the tenant's space occupies 25 feet of the 50 feet, Tenant will be allowed 50% of the allowable wall signage for that elevation.

Location: Signage to be vertically centered within the sign band

Manufacturing Specifications: Individually mounted illuminated channel letter sign to follow UL48-T2D (GFI) specifications).

SIGN CONSTRUCTION STANDARDS – CHANNEL LETTER TYPE SIGNS ONLY

Illumination: Illumination to be LED components only (Front lit/Back lit)

Letter Construction: All aluminum construction.

Letter Depth: 5" minimum.

Letter Height: 42" maximum.

Sign backing to be 3/16" white polycarbonate. (see sign exhibit)

Interior seams shall be caulked, and all letters to have 1/4" drain holes.

All sign components shall be constructed of corrosion-free materials.

Type Style/Logo Requirements: Type styles may vary from sign to sign. Logos are allowed but limited in size and colors.

Paint and Color Requirements: All visible metal services shall be painted with Matthews Two-stage acrylic paints.

All channel letter signs to be individually mounted to aluminum mounting panel with power supplies located in a raceway anchored to the building.

Mounting: All letters shall be mounted 1 1/2" off mounting panel that is installed on a 7"x7" raceway that is anchored to the plywood wall sheathing. Whether raceways are at the location of brick, stucco, or metal panels, they shall be anchored to the plywood wall sheathing behind the veneer. All penetrations to the building fascia shall be sealed with a silicone-based sealant of clear color to match building fascia.

Electrical Requirements: All electrical components are to be housed in the 7"x7" raceway. All transformers, power supplies, transformer boxes, conduit, and GTO

**Twin Creeks Marketplace
Landlord Sign Criteria**

shall be UL listed. Primary power shall be 120 Volt (check with sign vendor for amperage).

Control Wiring: Tenant shall furnish a sign control relay, which shall be installed by the Tenant in the ceiling area at the front of the Tenant space. The relay shall be connected to the 120/208V lighting circuit for the common area light fixtures, located on the front building façade. The power for the Tenant sign shall be obtained from the Tenant panel. See Exhibit D-2 attached hereto.

Special Components: Back mounting panel to be aluminum construction only using .090 aluminum painted with Matthews 2 stage acrylic to match SW2005 Keystone Gray.

All sign positions shall be approved by developer prior to installation area. Sign copy shall maintain a 4" distance from panel edge.

SIZE OF LETTERS

One horizontal line of lettering not to exceed 42" in height .
Multi line signs will be considered on a case by case basis.

SECONDARY AND PROHIBITED SIGNS

Storefront address letters should be placed directly above both the storefront door and rear door. Letters should be fabricated of vinyl or similar material and should adhere to the following spec:

Note:

A_100] 3"

Font: Century Schoolbook
Color: White

No window signs are permitted without the prior written approval of the landlord.

Absolutely no neon window signs are permitted.

Landlord will allow 4" reflective black letters to be placed on the rear door for identification purposes. Color to be black – Company name and / or suite number only.

No banner type signs are allowed

Licensing Requirements Par City of Allen requirements