1. Tenant shall submit one (1) set of drawings and specifications for all proposed exterior signage to Landlord for approval. Landlord may approve or disapprove signage based upon size, scale, color, material, height and style or any other reasonable criteria.

2. All exterior signage is required to conform to City of Coon Rapids ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Coon Rapids. It is Tenant's responsibility to obtain approvals and permits as required by the City of Coon Rapids. Tenant is responsible for the cost of permit(s). Landlord must approve all drawings prior to City submittal.

3. All tenant spaces are required to be identified by signage.

4. Exterior signage must be professionally constructed and installed.

5. Exterior signage should be constructed of individual illuminated letters. Cabinet style and/or panel wall signs, reader boards, and electronic display signs are not permitted.

6. For stand-alone buildings occupied by a single tenant, the City of Coon Rapids will allow a maximum of two (2) exterior signs. Exterior signs will only be allowed on building frontage. The City defines frontage as "facing a street and/or parking field".

7. For multi-tenant buildings frontage will determined sign placement. In all cases one (1) exterior sign will be allowed on the front of the building. Additional exterior signage may be allowed depending on location. Please see below.

    a. In-line tenants will be required to install a sign on the front of the building. A second exterior sign, while not mandatory, may be allowed on the back of the building provided frontage is present.

    b. End-cap tenants will be required to install a sign on the front of the building. A second exterior sign, while not mandatory, may be allowed on the side building provided frontage is present.

    c. The City of Coon Rapids approves all sign permit requests and will determine if building frontage requirements are met.

8. If upper case letters are used, maximum letter height is 30-inches. If upper and lower case letters are used, maximum height is 36-inches. Letter height exceeding 36-inches is subject to Landlord and City of Coon Rapids approval.

9. Individual letters may be accompanied by a logo in a can no greater than 30-inches by 30-inches. Logos exceeding this requirement are subject to Landlord and City of Coon Rapids approval.

10. Exterior sign(s) may not exceed ten percent (10%) of the wall area of the Premises facade. In addition, exterior sign(s) cannot exceed seventy-five percent (75%) of the width of each tenant space. Tenant spaces are defined as front footage, side footage, or rear footage, as the case may be, from common wall to common wall.

11. Exterior signage must be mounted to aluminum raceways. Raceways cannot exceed 12-inches in height. Raceways must be painted to match the appropriate building exterior.

    a. EIFS colors vary by location. Contact HJ Development for verification of exterior color. Colors used on site include:

        1. EIFS 1: Dryvit. Texture: Sandpebble. Color: #112, Sandlewood Beige
        2. EIFS 3: Dryvit. Texture: Sandpebble. Color: #113 Amarillo White

    b. Sign vendors are encouraged to color-match on site for accuracy

12. Exterior sign(s) should be centered on the sign band of each tenant space.

13. Neon graphics may only be used if Landlord approval is obtained.

14. For tenants located in buildings 12940, 12960 and 13060 please note the following:

    a. In order to access the back side of the sign area for installation, tenants and/or their sign vendor will need access to a locked access panel located on the back side of the soffit area. The key for the access panel will be located in a lockbox in the mechanical room. If an additional panel is needed, tenants and/or their sign vendor will be required to coordinate this request with the Property Manager of the Project. This is to avoid having unlocked panels and/or multiple panels with different keys.

    b. Not all sign areas were backed with bracing or additional materials to provide support for raceway mounted signs. In the event bracing or a plywood backing is required to support the weight of the sign, any holes cut into the back of the soffit area must be patched, taped, sanded and painted.

15. Exterior signage shall be installed no later than 60-days following the lease Commencement Date. In the event signage has not been installed, Landlord reserves the right to install a sign on Tenant's behalf. The cost of such sign will be at Tenant's sole cost and expense.

16. Electrical power will be brought into each tenant space. Tenants are responsible for all electrical work. Tenants may be required to hire a certified electrician in addition to their sign vendor as electrical work is not performed by most sign companies.

17. No sign shall have exposed wiring, bulbs (including exposed neon), ballasts, conduit, connections or transformers. Electrical service to sign lights shall be fully concealed.

18. A photo-cell may be used to regulate sign usage. In the event a photo-cell is not installed, tenants will be required to illuminate all signage twenty-four (24) hours a day, seven (7) days a week. Timers may not be used in place of photo-cells.

19. Tenants are responsible for all costs associated with repairing, re-skimming and/or replacement of the building exterior if either the facade is damaged or discolored from the prior occupant's signage upon the Delivery Date or upon removal or alteration of Tenant's signage for any reason during the Lease. If building facade repair work is required, in Landlord's discretion, due to any of the foregoing events, Landlord will contact Tenant with a cost estimate of the required building facade repair work and the actual expenses will be charged to Tenant's rental account, which must be paid in full to Landlord by Tenant within thirty (30) days of demand or, if required due to Tenant's surrender of the Premises, then prior to the termination of the Lease.

20. On or before the termination date of this Lease, Tenant, at their sole cost and expense, will be required to:

    a. Remove all exterior signage from the Premises

    b. Cap electrical conduits to code

    c. Repair the building exterior to Landlord specifications, which will be outlined by the center Property Manager as part of the termination process

21. The following types of exterior signage and/or sign components are prohibited:

    a. <u>Roof Signs</u>
    Signs erected, constructed, attached wholly, or in part, upon the cover or roof of any building or parapet.

    b. <u>Motion Signs</u>
    Any sign which revolves, rotates, scrolls, is animated, has moving parts, or gives the illusion of motion.

    c. <u>Portable Signs</u>
    A sign designed as to be movable from one location to another, and which is not permanently attached to the building exterior.

    d. <u>Search Lights</u>
    Except in conjunction with grand openings.

    e. <u>Reader Boards</u>
    Electronic or manual.

f. Banners
Except in conjunction with grand openings for new tenants or newly remodeled tenants. Banners that contain the business name may be used until a permanent sign is installed. All banners must be professionally created and must be approved by the Property Manager of the Project prior to installation.

g. Miscellaneous
- Air inflated devices
- Paper signs
- Pennants
- Stickers
- Whirling devices
- Any other miscellaneous device resembling the above items

h. Wall Signs Employing the Following:
- Moving, blinking, or flashing light
- Exposed ballast boxes, or transformers
- Sign manufacturers name, stamps, or decals
- Painted/non-illuminated letters
- Un-edged plastic letters, letters with exposed fastenings, or letters without returns

The foregoing exterior signage criteria and regulations remain subject to modifications as Landlord may deem proper in its sole and reasonable judgment, which modifications, if any, shall become binding upon each tenant in the Project upon their notification of the same.