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 the City of Plymouth ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Plymouth. It is Tenant's responsibility to obtain approvals and permits as required by the city. Tenant is responsible for the cost of permit(s).

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

4. All exterior signs must be professionally constructed and installed.

5. Tenants are required to install one (1) exterior building sign.

6. Tenant exterior sign(s) shall not extend closer than 2-feet from Tenant's lease line.

7. All storefront signage shall be installed no later than 60-days following the Commencement Date.

8. Electrical power will be brought into each tenant space. It is Tenant's responsibility to arrange for their sign(s) to be hooked-up. Tenant may be required to hire an electrician to complete this work as electrical hook-up is not performed by most sign companies.

9. A photo-cell may be used to regulate sign usage, which must be located and installed on the sign or adjacent to it on the building facade. The photo-cell, if used, must run through a "relay" that is connected to the sign for efficiency purposes, and any exposed any exposed electrical wires associated with the photo-cell must be painted to match the building exterior. In the event a photo-cell is not installed, Tenant 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.

10. Upon removal or alteration of Tenant's or prior occupant's exterior signage for any reason, Tenant shall be responsible for all costs associated with the repair, re-skimming and/or replacement of the building facade where the exterior signage was attached. Upon vacation of the Premises or lease expiration or earlier termination, Tenant will be required to remove all exterior signage from the Premises and cap electrical conduits to code at Tenant's cost.

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

    a. **Roof Signs:**
    Signs erected, constructed wholly, or in part, upon the cover or roof of any building or parapet.

    b. **Motion Signs:**
    Any sign which revolves, rotates, scrolls, is animated, has moving parts or gives the illusion of motion.

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

d. **Search Lights:**
Except in conjunction with grand openings.

e. **Reader Boards:**
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 manufactures name, stamps or decals; painted/non-illuminated letters; un-edged plastic letters, letters with exposed fastenings or letters without returns.

12. The foregoing exterior signage criteria and regulations remain subject to modification 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.