HJ hj development

WINDOW SIGNAGE | 494 BUSINESS PARK

Fernbrook Lane N & 21st Avenue N | Plymouth, MN 55447

1. Tenant shall submit one (1) set of drawings and specifications for all proposed window signage to Landlord for approval.

2. All window signage is required to conform to City of Plymouth ordinances. No window signage shall be fabricated or installed until a permit (if required) has been issued by the City of Plymouth. It is Tenant's responsibility to obtain approvals and permits as required by the City of Plymouth. Tenant is responsible for the cost of permit(s). Landlord must approve all drawings prior to City submittal.

3. Window signage may be installed on front windows and doors of the Premises (including sidewall exterior windows of the Premises, if the Premises is an end-cap space).

4. Window signage may not cover more than thirty-percent (30%) of Tenant's front windows and doors of the Premises (including sidewall exterior windows of the Premises, if the Premises is an end-cap space). Window signage exceeding thirty-percent (30%) is subject to Landlord approval.

5. Window signage must be professionally created and installed.

6. Digitally printed graphics on perforated vinyl or solid media are acceptable.

7. Illuminated LED and/or neon signs are acceptable provided the signage does not move, flash, blink or have chasing lights.

8. Window signage employing the use of rope lights and/or "window painting" is prohibited.

9. With the exception of business hours, all window signage installed on entrance doors must be digitally printed on perforated vinyl. Solid media and/or opaque signage is prohibited as it blocks the view of those entering/exiting the Premises.

10. Any faded, peeling or damaged window signage must be promptly removed upon notice by Landlord.

11. Upon lease expiration or earlier termination, as the case may be, Tenant will be required to remove all window signage from the Premises. All costs associated with this work will be Tenant's responsibility.

12. All costs associated with window signage, including but not limited to, fabrication, installation, maintenance, removal and replacement will be Tenant's sole responsibility.

13. The foregoing window 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.