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 Andover ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Andover. It is Tenant's responsibility to obtain approvals and permits as required by the City of Andover. 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. Signs shall be compatible with signage at the shopping center. Signage shall be compatible in size, scale, material, height and style.

6. Tenants are entitled to one (1) sign located within the building sign band, on the exterior facade of the building, above the storefront of the Premises. End-Cap tenants may have signage on two (2) sides of the building, subject to Landlord and City approval.

   The stand-alone Dollar Tree building will be allowed signage on the North and East sides of the building. Maximum letter size may not exceed 36-inches.

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

8. Signage shall consist of store identification only. Signage is restricted to Tenant's name or identification that is integral to the name or primary service or function of the Tenant.

9. Logos will be considered on an individual basis in the sole discretion of Landlord. Any approved logo shall not exceed the maximum permitted signage height or size and must be approved by the City of Andover.

10. Signage shall be centered horizontally and vertically within the building sign band, subject to Landlord modification based on building design and the location of adjacent signs.

11. Signs shall not exceed 36-inches in height. Sign designs exceeding 36-inches are subject to Landlord and City of Andover approval.

12. No signage shall be located closer than 12-inches from the centerline of a demising wall. Minimum separation between different tenant signs is 2-feet.

13. Exterior signage must be mounted to aluminum raceways. Raceways cannot exceed 8-inches in height x 8-inches deep. Raceways must be painted to match the appropriate building exterior. Sign vendors are required to color-match on site for accuracy.

14. All bolts, fastenings and clips shall be of stainless steel, aluminum, brass, bronze or other non-corrosive material. No black iron material of any type shall be permitted.

15. Signage is to be free of all labels and fabricator's advertising, except for those required by City's sign standards and codes.

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

17. 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.

18. 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.

19. 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.

20. 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.

21. 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

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

    a. No signage shall be permitted that does not directly related to the name or primary service or function of the Tenant.

b. Signage with flashing, blinking, pulsating, rotating or any other moving lights, or any other illuminating device that has changing light intensity, brightness, or color are prohibited.

c. Signage with visible moving parts or that simulate movement by means of fluttering, rotating or reflecting devices are prohibited.

d. Signage utilizing noisemaking or other nuisance characteristic devices or components are prohibited.

e. The following types of signs are prohibited: (1) roof-mounted signs; (2) bench signs; (3) billboards; and (4) canister signs.

f. Tenant is prohibited from affixing any signage to any awnings and canopies installed by Landlord.

g. Awnings and canopies installed by Tenant are prohibited.

h. Plastic, Plexiglas, clearplex or similar material signs are prohibited unless used in conjunction with other decorative materials.

i. Cloth, vinyl, wood, paper or cardboard signs, stickers or decals are prohibited.

j. Hand-painted wall and ground signs are prohibited.

k. Tenant shall not place any handwritten signs within the Premises that are visible from the exterior of the Premises.

l. Signage that projects above a parapet or the highest part of a roof is prohibited.

m. Signage projecting into the street is prohibited with the exception of traffic control signage, temporary banners mounted to light standards and pedestrian-oriented signs installed by or at the direction of Landlord.

n. Portable signage is prohibited, including signs that advertise, identify or provide directions to use or activity.

o. Vehicle mounted signage is prohibited with the exception of signage related to the vehicle's lawful making of deliveries of sales or of merchandise or rendering of services.

p. Search lights are prohibited except in conjunction with grand openings.

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.