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 Delano ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Delano. It is Tenant's responsibility to obtain approvals and permits as required by the City of Delano. 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 internally illuminated letters. Cabinet style and/or panel wall signs, reader boards, and electronic display signs are not permitted.

6. Exterior signage shall have a transparent sign face. No exposed neon, ballast boxes or transformers are allowed.

7. The wording of exterior signage shall be limited to the store name only and such name shall not include any product or items sold therein.

8. 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. Sign vendors will need to color-match on site for accuracy.

9. Exterior signage should be centered on the sign band of each tenant space.

10. Exterior signage shall not extend above the roof line of any building.

11. Tenants are allowed to install one (1) exterior sign on the front of the building.

12. Wall signs shall be limited to 15% of Tenant's facade building area with a maximum square footage of 100 SF per tenant. Letters and logo height for tenant signs (including: corporate shields and crests) shall not exceed 36-inches in overall height. Two (2) lines of stacked copy will be allowed with a total height of 36-inches.

13. Wall sign length shall be determined by centering in lease space frontage area, holding back a minimum of 2-feet from lease line on each side for 20-foot frontage, 3-feet for 30-foot frontage & 4-feet for tenant frontage over 40-feet

    Example: 40-foot wide tenant space could have a 32-foot maximum sign length.
    20-foot wide tenant space could have a 16-foot maximum sign length.

14. 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.

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

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. 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.

18. Tenant shall be 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.

19. 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.

20. 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. 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 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.