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 Edina ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Edina. 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. Exterior signage must be professionally constructed and installed.

4. Neon graphics may only be displayed if Landlord approval is obtained.

5. It is Tenant's responsibility to arrange for their sign(s) to be electrically connected, if applicable. No sign shall have exposed wiring, bulbs (including exposed neon), ballasts, conduit, connections or transformers. Electrical service to sign lights shall be fully concealed.

6. A photo-cell may be used to regulate sign usage. In the event a photo-cell is not installed, and the signage is electrified, 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.

7. 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 (if applicable)

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

8. Tenant shall be responsible for all costs associated with repairing the building and/or common area exteriors upon removal or alteration of Tenant's signage for any reason during the Lease.

9. 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 property management prior to installation.

g. **Miscellaneous:**
Air inflated devices; paper signs; pennants; stickers; whirling devices; any other miscellaneous device resembling the above items.

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.