1. Tenants 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 Stillwater ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Stillwater. Tenants are responsible for obtaining approvals and permits as required by the City of Stillwater. Tenants are 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 lit channel letters. Cabinet style and/or panel wall signs are not permitted.

6. Neon graphics may only be used if Landlord approval is obtained.

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

    a. All tenants will be required to install a sign on the front of the building.

    b. A second exterior sign, while not mandatory, will be allowed on the back of the building.

8. The maximum height of sign letters or components shall not exceed 36-inches. Sign designs exceeding these requirements are subject to Landlord and City of Stillwater approval.

9. Exterior sign(s) cannot exceed seventy-five percent (75%) of the width of each tenant space. Tenant spaces are defined as front footage or rear footage, as the case may be, from common wall to common wall.

10. Signs may contain a company logo, provided that such logo shall not exceed the average height for sign letters. Logos exceeding this requirement are subject to Landlord and City of Stillwater approval.

11. Exterior signage must be mounted to aluminum raceways. A permanent, metal raceway was incorporated into the brick facade on the front of the building. Signs installed on the front facade should make use of this raceway. If a stand-alone raceway is required, as is the case for signage on the back of the building, the raceway cannot exceed 7-inches in height and must be painted to match the appropriate building exterior. Sign vendors will need to color-match on site for accuracy.

12. Exterior signage should be vertically centered as follows:

    a. Front of Building:
    Signage should be vertically centered on the sign band of the building taking into account the metal raceway incorporated into the block/brick.

    b. Back of Building:
    Signage should be vertically centered on the sign band of the building and directly below the row of off-white colored block/brick.

13. Exterior signage shall be installed no later than sixty (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.

14. Electrical power will be brought into each 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.

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

16. 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.

17. 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 date of the lease.

18. 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.

19. 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: Electric 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; signs employing noise making devices and components, 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.

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.

1. Tenants 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 Stillwater ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Stillwater. Tenants are responsible for obtaining approvals and permits as required by the City of Stillwater. Tenants are 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 lit channel letters. Cabinet style and/or panel wall signs are not permitted.

6. Neon graphics may only be used if Landlord approval is obtained.

7. Exterior signage should be vertically centered on the sign band on the face of the building.

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

    a. All tenants will be required to install a sign on the front of the building.

    b. A second exterior sign, while not mandatory, will be allowed on the back of the building.

9. Letter height shall not exceed 48-inches except OfficeMax (or its successors and/or assigns), which may be 72-inches in height. Sign designs exceeding these requirements are subject to Landlord and City of Stillwater approval.

10. Exterior sign(s) cannot exceed seventy-five percent (75%) of the width of each tenant space. Tenant spaces are defined as front footage or rear footage, as the case may be, from common wall to common wall.

11. Signs may contain a company logo not exceeding 16-square feet. Logos exceeding this requirement are subject to Landlord and City of Stillwater approval.

12. Exterior signage must be mounted to aluminum raceways. Raceways cannot exceed 7-inches in height. Raceways must be painted to match the appropriate building exterior. Sign vendors will need to color-match on site for accuracy.

13. Exterior signage shall be installed no later than sixty (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.

14. Electrical power will be brought into each 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.

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

16. 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.

17. 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 date of the lease.

18. 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.

19. 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: Electric 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; signs employing noise making devices and components, 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.

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.

1. Tenants 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 Stillwater ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Stillwater. Tenants are responsible for obtaining approvals and permits as required by the City of Stillwater. Tenants are 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 lit channel letters. Cabinet style and/or panel wall signs are not permitted.

6. Neon graphics may only be used if Landlord approval is obtained.

7. Exterior signage should be vertically centered on the sign band on the face of the building.

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

    a. All tenants will be required to install a sign on the front of the building.

    b. A second exterior sign, while not mandatory, will be allowed on the back of the building.

9. The maximum height of sign letters or components shall not exceed 36-inches. Signs designs exceeding these requirements are subject to Landlord and City of Stillwater approval.

10. Exterior sign(s) cannot exceed seventy-five percent (75%) of the width of each tenant space. Tenant spaces are defined as front footage or rear footage, as the case may be, from common wall to common wall.

11. Signs may contain a company logo, provided that such logo shall not exceed the average height for sign letters. Logos exceeding this requirement are subject to Landlord and City of Stillwater approval.

12. Exterior signage must be mounted to aluminum raceways. Raceways cannot exceed 7-inches in height. Raceways must be painted to match the appropriate building exterior. Sign vendors will need to color-match on site for accuracy.

13. Exterior signage shall be installed no later than sixty (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.

14. Electrical power will be brought into each 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.

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

16. 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.

17. 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 date of the lease.

18. 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.

19. 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: Electric 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; signs employing noise making devices and components, 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.

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.