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 Woodbury ordinances. No sign or structure shall be erected, constructed, rebuilt, or relocated until a permit has been issued by the City of Woodbury. Tenant is responsible for obtaining approvals and permits as required by the City of Woodbury. 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 shall be constructed of individual illuminated letters. Cabinet style and/or panel wall signs, reader boards and electronic displays are not permitted.

6. Individual letters may be accompanied by a logo in a can no greater than 30-inches by 30-inches. Logos exceeding this requirement are subject to Landlord and City of Woodbury approval.

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

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 shall not extend or protrude more than 18-inches from the wall.

10. Exterior signage shall be centered on the sign band of each tenant space.

11. Exterior signage must be installed below the roof line of the building.

12. All wall elevations may have signage.

    a. Tenants are required to install an exterior sign on the front of the building.

    b. Exterior signage located on wall elevations backing up to Hudson Road shall not be internally illuminated.

    c. Becker Furniture Leasehold:
    •Signage shall be allowed on the rear (west elevation) of the space's parapets.
    •Signage shall not exceed 200-square feet on the west elevation.
    •Signage shall not exceed 400-square feet on the east elevation.

13. The least restrictive of (a) or (b) may be used for allowable area.

    a. The total area of all wall signs on any wall shall not exceed 8% of the area of the wall with a maximum allowable area of 60-square feet; or

    b. The total area of all wall signs on any wall shall not exceed 4% of the area of the wall with a maximum allowable area of 200-square feet.

    The allowable area of wall signs for multi-tenant buildings with individual entrances from the outside shall be calculated based on the exterior wall area of the space the tenant occupies. Each tenant frontage shall be considered a separate wall.

    Wall area is measured from the ground to the roof line. Area of wall sign means the total area of the sign, including all structures framing the sign, background embellishments or area contained within a rectangle or square drawn completely around the display surface, even if the sign consists of individual letters.

14. Exterior signage cannot exceed 75% of the width of each tenant space. This is defined as front, side, or rear footage, as the case may be, from common wall to common wall.

15. 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.

16. 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 works is not performed by most sign companies.

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

18. A photo-cell may be used to regulate sign usage. In the event a photo-cell is not installed, tenants are required to illuminate their signage 24-hours a day, 7-days a week. Timers may not be used in place of photo-cells.

19. 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.

20. 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.

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

    a. Roof Signs
    Signs erected, constructed, attached 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 the Property Manager of the Project prior to installation.

    g. Miscellaneous
    Air inflated devices, paper signs, pennants, stickers, whirling devices or any miscellaneous device resembling the above items.

    h. Wall Signs Employing the Following:
    Moving, blinking, or flashing light; 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.