

## **Signs**

On or before the Commencement Date, Tenant will at its sole cost and expense purchase and cause to be installed upon the exterior of the Premises a sign which in all respects conforms to the criteria established by Landlord. However, Tenant will not install said sign without first obtaining Landlord's written approval thereof. Thereafter, Tenant will not place or suffer to be placed or maintain on any portion of the exterior (including windows) of the Premises any sign, awning, canopy or advertising matter or other thing of any kind, without first obtaining Landlord's written approval and consent. Without limitation as to the foregoing, Landlord specifically reserves the right at any time during the term of this Lease to require Tenant to remove from the Premises any sign(s) situated thereon and to replace same with a sign or signs which in all respects conform to a sign standard designated by Landlord, all of which will be performed at Tenant's sole cost and expense. Tenant agrees to maintain any such sign, awning, canopy, decoration, lettering, advertising matter or other thing as may be approved in good condition and repair at all times and to repaint or replace such signs from time to time when reasonably necessary and to illuminate such signs in accordance with standards established by Landlord from time to time, including hours of illumination. All signs in addition must be conform to code and local ordinances rules, laws and regulations.

### **Private Sign Standards**

#### **Definitions:**

**Raceway-Mounted Channel Letter Sign:** A wall sign mounted on a raceway as individual letters, numbers, or symbols. In order to qualify as a raceway-mounted channel letter sign, the raceway must be painted or otherwise designed to match or blend in with the color of the wall to which it is attached.

#### **Tenant space signage shall meet the following standards and must be approved by Landlord prior to installation:**

**Building Signage:** Shall be limited to Raceway-Mounted channel letters only. Raceway-Mounted Channel letter signs will have no more than two lines of copy and will not exceed square footage equal to 5% of tenants space's building face area which fronts a public street. All tenants will be required to have uniform Duranodic Bronze trim cap, returns and raceway. Letter and/or logo face colors shall be complimentary to the building and are subject to approval by Landlord. Garish or fluorescent colors are prohibited. Sign is to be internally illuminated by white LED modules only.

**Street Signage:** Shall be limited to available tenant panels on Landlords existing monument sign. Graphics, lettering and layout of tenant panel is subject to Landlord approval prior to installation. No additional street signage is permissible on the premises. Banners, flags, pennants and temporary signs are not permitted on any part of the building or premises.