

RAINTREE VILLAGE SHOPPING CENTER SIGN CRITERIA

Landlord has established the following sign criteria to assure a quality Shopping Center for the mutual benefit of all tenants. Landlord will strictly enforce compliance with this criteria and may require any nonconforming sign to be brought into conformance at Tenant's expense.

It will be the sole responsibility of Tenant to comply with the terms of the Lease and to the following Sign Criteria:

1. Tenant is obligated to have a sign; all signs will be reviewed by Landlord for conformance to this criteria and for overall aesthetics and design quality of the Shopping Center. Signs will be purchased at Tenant's expense.
2. Tenant will submit or cause to be submitted to Landlord within three (3) weeks of the date of execution of this Lease, **and prior to fabrication**, two (2) copies of detailed drawings of the proposed sign indicating size, color, layout, design and materials to be used, for the purpose of Landlord's approval of such sign. Said drawings of the proposed sign shall be submitted to:

**Horizon West Property Management, Inc.
760 Whalers Way, Building A, Suite #200
Fort Collins, CO 80525**

- Landlord's approval or disapproval shall be given to Tenant within ten (10) days of Landlord's receipt of all required materials.
3. All permits for signs and their installation will be obtained by Tenant or Tenant's representative, at Tenant's sole cost and expense, and will comply with all appropriate state and city sign code requirements.
 4. All signs will be composed of individual channel letters, illuminated with interior illumination and acrylic faces held in place with one (1) inch Jewelite retainers.
 5. No more than two rows of lettering will be permitted. The maximum distance between the highest point of the top row and the lowest point of the bottom row shall not exceed twenty-four (24) inches. Maximum letter height of the primary row of letters shall be not more than sixteen (16) inches and not less than twelve (12) inches in height. The minimum height of the secondary row of letters shall not be less than six (6) inches.
 6. Signs shall be fabricated and installed, including electrical hook-up, at Tenant's expense. Letter returns shall not be less than four (4) nor more than five and one-half (5½) inches in depth.
 7. Color of the sign will be Tenant's choice with Landlord's approval. Letter returns shall be painted Mathews Dark Bronze No. 41-313. The acrylic faces shall be held in place with one (1) inch Jewelite, Bronze No. 313.
 8. All signs will be internally illuminated and will not exceed a maximum width of seventy-five percent (75%) of the storefront of the Demised Premises. All signs must have 60 m.a. transformers on all mercury/Argon gas tubing and may be 30 m.a. transformers on neon gas tubing.
 9. All sign maintenance and repair will be the responsibility of Tenant.
 10. No animated, flashing, or audible signs will be permitted.
 11. No exposed raceways, crossovers, conduits, conductors, or transformers will be permitted.
 12. Manufacturer or fabricator labels will be inconspicuously exposed to the public on the bottom of the first letter of the sign.
 13. Letter style, though not restricted, must be compatible with the design character of the Shopping Center, subject to Landlord's approval.
 14. No penetrations of the building structure of the Demised Premises will be allowed without the prior written consent of Landlord. Any permitted penetration will be sealed in a watertight condition and will be patched to Landlord's satisfaction. All holes in the brick fascia shall be in mortar joints only.

15. All electrical service to Tenant's sign will be connected to the appropriate electrical service panel serving Tenant's Demised Premises or to a master control panel should Landlord so designate.
16. Tenant shall be responsible for the acts and performances of its sign contractor.
17. No sign will be permitted to protrude perpendicular to the building of the Demised Premises.
18. No sign or any portion of a sign will project above the parapet or top of the building to which it is attached.
19. All signs will be erected within the sign band area as specified by Landlord.
20. Logos will be permitted subject to Landlord's approval.
21. No other sign, advertising placard, banner, pennant, insignia, trademark or other descriptive material will be affixed or maintained on the exterior of the Demised Premises, any building of the Shopping Center, or within the Demised Premises if it is visible to the public from outside the Demised Premises.
22. Tenant may only display on its sign Tenant's established trade name.
23. Tenant may paint or apply vinyl die cut graphics on the glass area of its storefront in letters not exceeding two (2) inches in height, to identify Tenant's hours of operation.
24. Tenant may paint or apply up to two (2) rows of vinyl die cut graphics on the glass area of its storefront entrance door or window in letters and numbers not exceeding four (4) inches in height with a maximum combined width of four (4) feet to identify the Tenant's business.
25. Tenant assumes all responsibility for any damage resulting from the installation, presence or removal of Tenant's sign to the fascia of the building, building canopy or other structures. All of Tenant's signage shall be removed from the Building and the windows of the Demised Premises at the termination of the Lease. Any holes in the brick fascia resulting from sign installations shall be repaired with like substance surrounding such holes so that there is no remaining evidence of the signage on the brick fascia upon the removal of such signage.