

GAINESVILLE SHOPPING CENTER SIGN CRITERIA

SIGNAGE REQUIREMENTS AND RESTRICTIONS

All signage shall be building standard as determined by Landlord in its sole discretion. Tenant must submit sign layout to Landlord for approval prior to its fabrication and installation.

All signage shall be in total and complete compliance and within the specifications and applicable codes of all governmental authorities and regulatory powers governing the demised premises and be constructed to UL standards by a certified sign company. The cost of all such signage and required permits and/or licenses for sign installation shall be paid for solely by Tenant.

A copy of Tenant's sign permit must be provided to Landlord prior to installation.

Within fifteen (15) days following execution of the Lease, Tenant shall provide to Landlord all of Tenant's signage information, such as purpose and design, that Tenant desires to display and use.

Facade signage:

- 1.) One sign per tenant is permitted. The sign is limited to one line of copy containing the trade name of the tenant.
- 2.) All signage is to be individual channel letters, internally illuminated using neon tubing. All material or sign and installation are to be noncorrosive. Letter style to be Tenant's choice. Tenant is not restricted to colors however; colors are to be approved by Landlord prior to installation.
- 3.) Signage is to be affixed to a raceway and centered vertically and horizontally on the façade of the leased premises. Raceway must be painted to match the building. All wiring, transformers, clips, lamps, ballasts, etc. are to be concealed in the raceway.
- 4.) The maximum fascia signage width allowance, aside from governmental restrictions, shall not exceed (2) feet in from each side of the demising wall of the demised premises. Care should be taken to prevent damage or stress cracks to the facade during sign installation and so as not to create leaks through any facade penetrations.
- 5.) Sign contractor shall be responsible for making electrical connection for the sign or coordinating connection with Tenant's licensed electrical contractor.
- 6.) Tenant agrees to maintain signage at all times in good condition and repair including but not limited to peeling paint, faded letters/lenses, burned out bulbs and/or ballasts.
- 7.) Upon removal of the sign, Tenant shall restore the fascia to its original condition at its own expense and to the satisfaction and approval of the landlord. The sign shall be removed when vacating the premises.

Tenant is strictly prohibited from displaying, any banners, wooden signs, promotional signs, temporary signs, portable or moveable signs, and pylon and/or monument signs, anywhere on Tenant's leased premises or the real property in general, without the expressed written permission of the Landlord.

Tenant is strictly prohibited from displaying or placing any type of sign, of any design or manner, in all common areas, breeze ways, corridors, parking lots, walk spaces, easements, and pass through areas, without the express written permission of the Landlord.

Any changes in signage from time to time as requested by Tenant, shall be approved by the Landlord in writing, and the costs thereof shall be charged to Tenant as additional Rent.

All retail and office space shall keep their windows clear and transparent and without decorations, except for any professionally produced display or signage with-in Tenant's Demised Premise or previously approved signage additions, changes or modifications granted to the Tenant by the Landlord, in writing.

Any violation of the above terms and conditions shall be deemed a material breach and subject the Tenant to immediate eviction proceedings and damages for breach of contract. All costs and attorney's fees incurred by the Landlord associated with this cause of action shall be paid by the Tenant.