

S-85-18

THE TERRACE
Lone Tree Way
Antioch, Ca.

TENANT SIGN CRITERIA

NOT WITHSTANDING ANYTHING CONTAINED IN THIS EXHIBIT ALL SIGNS MUST BE APPROVED BY LANDLORD AND THE CITY OF ANTIOCH. BUILDING AND ELECTRICAL PERMITS ACQUIRED FROM THE CITY OF ANTIOCH. COSTS FOR PERMITS, SIGNS AND INSTALLATION TO BE PAID FOR BY TENANT.

Tenant shall adhere to the following:

FACIA SIGN:

- A. All signs will be of individual letter construction. Each letter, numeral or unit will be attached, structurally and electrically, individually to the facia.
- B. Each letter, numeral or unit will be internally illuminated and will be faced with 3/16" plexiglass. Returns shall be dark bronze with bronze retainers.
- C. If all upper case letters are used, the first letter of each word shall not exceed 24 inches. Letter styles may be of upper and/or lower case and/or script. Letters to be of one color. Trade logos will be considered on a case by case basis. Multi-colored logos will also be approved on a case by case basis.
- D. The overall length of signs will not exceed 75% of the width of the store front. Exception of pie-shaped locations to be determined on an individual basis.
- E. To assure architectural integrity to the building facade, the use of all sign colors, details and materials will be subject to the Landlord's approval. Complete shop drawings, indicating dimension, materials and colors must be submitted to the Landlord for written approval prior to installation. Tenant to direct sign contractor to advise Landlord of date of installation 24 hours in advance. Each unit will be inspected for conformance by an authorized representative of the developer. Any signs found not in conformance will be rejected and if already installed, removed at the Tenant's expense.
- F. Miscellaneous:
 1. Temporary banners allowed for thirty (30) days. Any permanent window signs, decorations, or paintings not to exceed 15% of total glass area.
 2. Flashing, moving or audible signs will not be permitted
 3. No sandwich board signs permitted.
 4. Exposed neon window signs must be submitted for Landlord approval on a case by case basis.
 5. Wording of signs shall not include the product sold except as part of Tenant's trade name.
 6. It is the Tenant's responsibility to maintain their individual signage to be safe and in good condition, including the replacement of any defective parts or necessary cleaning. Service is to be ordered on any malfunctioning signs within 24 hours. Failure to do so will result in Landlord ordering service at Tenant's expense.
 7. If the facia sign is ever removed for replacement or because of termination of lease, Tenant shall leave the facia panel in good condition, normal wear and tear excepted. Without limitation, Tenant shall specifically be required to fill in a workmanlike manner any holes left in the facia panel by removal of the sign and conduit.

8. Each Tenant who has a non-consumer door for receiving merchandise may have an identification plaque. Where more than one tenant uses the same door, each name may be applied. Size, color and style of plaque will be selected by the Landlord.

G. Construction requirements and restrictions:

1. Tenant shall be fully responsible for the operations of its sign contractor.
2. All letters shall have concealed attachment devices, clips, wiring and transformers. No exposed tubing or lamps permitted on facia.
3. Each letter and logo unit shall bear the U.L. label and installation must comply with all local building and electrical codes.
4. Location of all openings for conduit and sleeves in facia panels and/or building walls shall be indicated by the sign contractor on drawings (2) submitted to the Landlord. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
5. Sign contractor shall repair any damage caused by his work and Tenant shall be fully responsible for the operations of his sign contractor(s).
6. No signmaker's labels or other identification will be permitted on the exposed surface of signs.
7. Guarantee - The entire display shall be guaranteed for one (1) year against defects in the material and workmanship. Defective parts shall be replaced without charge. All lamps excluded.
8. Insurance - Sign company shall carry workmen's compensation and public liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$100,000/300,000. Workmen's compensation certificate to be submitted to Landlord with presentation of drawings.
9. Erection - Sign company shall completely erect and connect sign display at approved sign location. Electrical to within 2 feet of sign location to be arranged by Tenant.

I HAVE READ, APPROVE, AND AGREE TO ABIDE BY THE ABOVE SIGN PROGRAM.

DATE: _____ 1985

TENANT