

**SIGN CRITERIA
FOR SHOP BUILDING TENANTS LOCATED IN
RANCHO LAS PALOMAS — COLTON, CALIFORNIA**

This Criteria has been established for the purpose of assuring an outstanding Shopping Center, and for the mutual benefit of all Tenants. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs must be brought into conformance at the expense of Tenant.

A. GENERAL REQUIREMENTS:

1. Owner's approval is required prior to submitting an application to the City for permit.
2. All permits and approvals for signs and their installation shall be obtained by the Tenant or his representative.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. All signs shall be constructed and installed at the Tenant's expense.
5. All signs shall be reviewed by the Owner and his designated Project Architect for conformance with this Criteria and overall design quality. Approval or disapproval of sign submittals based on esthetics of design shall remain the sole right of the Owner.
6. All proposals shall be submitted to the Owner in quadruplicate upon approval. Two (2) prints signed by the Owner will be returned to the Tenant.
7. Design prints shall delineate graphics (minimum scale $\frac{1}{2}'' = 1'0''$) and placement on the store front fully dimensioned (minimum scale $\frac{1}{8}'' = 1'0''$), as well as specifying materials, colors, illumination and method of attachment.
8. Tenant shall maintain sign in good appearance and illumination, shall be responsible for penetrations, leaks, and/or defacement caused by his sign contractor.
9. Owner shall have the right to remove, at Tenant's expense upon seven days written notice, any signs installed contrary to this Criteria.
10. No Tenant shall install nor employ any cabinet wall signs, projecting signs, roof signs, nor animated nor audible attention attracting devices. No paper, cloth, cardboard, decal, or similar signs shall be applied to any store front or window, except as described herein.
11. Signs shall be limited to names of business and may include products only when a part of Tenant's name.
12. No "logos" or script will be permitted on sign panels, unless it is part of an established trademark of the Tenant used in other locations. The shape of the sign must follow the shape of the logo or script.
13. No projections above or below the sign panel shall be permitted. Sign must be within dimensioned limit, as indicated on the attached Exhibit "F".
14. The width of the Tenant fascia sign shall not exceed 75% of the width of the store or shop. Sign shall center on store, unless prior approvals are obtained from the Owner.
15. Tenant's sign contractor shall repair any damage to any property caused by his work.
16. Tenant shall be fully responsible for the operations of the Tenant's sign contractors.
17. Electrical service to all signs will be connected to Tenant's meter at Tenant's expense.

B. CONSTRUCTION:

1. Wall signs shall consist of individual letters or graphics, not to exceed 5" deep. Faces shall be of $\frac{1}{8}''$ thick plastic and sidewalls shall be of metal or plastic. Edge retainers, if used, shall match either the face or sidewalls. Plastic shall be Rohm and Haas Plexiglas or approved equal. Maximum letter height shall be 18".
2. All wall signs shall be secured by concealed fasteners, stainless steel or nickel or cadmium plated, and pegged out from the background a minimum of $\frac{1}{2}''$. All penetrations shall be sealed watertight and shall be patched to match adjusted finish. All signs shall be installed under permit, from local authorities, and in compliance with all applicable codes.
3. No exposed tubing, raceways, conduit, crossovers, etc. shall be permitted.
4. No labels may be displayed except as required by government authorities, inconspicuously placed.

C. MISCELLANEOUS REQUIREMENTS:

1. Each Tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of white, medium Helvetica or decal application lettering not to exceed two inches (2") in height, indicating hours of business, emergency telephone numbers, etc.

2. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material, shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings.

3. Each Tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, as directed by the Owner, in two inch (2") high medium Helvetica black letters, the Tenant's name and address. Where more than one Tenant uses the same door, each name and address shall be applied.

4. Tenant may install on the storefront, if required by the U.S. Post Office, the numbers only for the street address in exact location stipulated by the Project Architect. Size, type, and color of numbers shall be as stipulated by the Owner.

D. SHOP BUILDING TENANTS:

1. The Owner will provide a sign band, approximately 3'-0" high, the full width of each storefront, on which the sign will be centered horizontally on the storefront. The maximum length of the sign shall be 75% of the leased frontage, with a minimum distance of 2'-6" from each side lease line.

2. A maximum of two lines of copy shall be used. Maximum letter height to be 24". Distance between top and bottom of copy shall not exceed 26". Single line or bottom line of copy shall observe the base line as shown in the attached Exhibit "F".

E. FREESTANDING BUILDING TENANTS:

Creative designs and placement of wall signs, will be encouraged, subject to evaluation and approval by the Owner. Tenants of designated buildings only, as shown on the Master Sign Plan, subject to approval of San Bernardino County authorities, may utilize a monument sign as detailed in Exhibit "F".

F. MAJOR TENANTS:

The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of major stores, drugstores, supermarkets, or other occupancy designated by the Landlord as a "Major Tenant" that may be located in the Shopping Center, it being understood and agreed that these occupants may have their usual identification signs on their buildings, as the same exist from time to time on similar buildings operated by them.