

# EXHIBIT F

## SIGN CRITERIA:

These criteria have been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all tenants and is subject to approval of the governing agencies. Conformance will be strictly enforced; and any installed non-conforming or unapproved signs must be brought into conformance at the expense of Tenant, or Landlord may do so at Tenant's expense.

### 1. GENERAL REQUIREMENTS:

- a. Tenant shall submit or cause to be submitted to Landlord for approval, before fabrication, at least three (3) copies of detailed scale drawings indicating the location, size, layout, design, construction and color of the proposed signs, including all lettering and/or graphics.
- b. All permits for signs and their installation shall be obtained and paid for by Tenant or its representative.
- c. All signs shall be constructed and installed at Tenant's expense in strict accordance with Landlord approved drawings.
- d. Tenant shall be responsible for the fulfillment of all requirements of these criteria, and shall submit samples of sign material to the Landlord for approval, upon Landlord's request.

### 2. GENERAL SPECIFICATIONS:

- a. No animated, flashing or audible signs will be permitted.
- b. No visible lamps or tubing will be permitted.
- c. All signs shall bear the UL label, and their installation shall comply with all applicable building and electrical codes.
- d. No visible raceways, crossovers or conduits will be permitted.
- e. All cabinets, conductors, transformers and other equipment shall be concealed. Visible fasteners will not be permitted.
- f. Electrical service to all signs shall be on Landlord's common area meter.
- g. Painted lettering will not be permitted except as specified under Paragraph 6.b hereof.

### 3. LOCATION OF SIGNS:

- a. No signs mounted upon or visible from the exterior of the building shall be permitted unless approved by Landlord.
- b. Signs shall be permitted only within the sign areas as designated by the Landlord, and as shown on the approved sign drawings.

- c. Tenant shall not be permitted more than one (1) sign without the express written consent of Landlord.

4. DESIGN REQUIREMENTS:

- a. Wording of signs will not include the product sold except as part of tenant's trade name or insignia.
- b. Sign shall conform to the following requirements:

Storefront sign: Maximum letter size to be eighteen inches (18"). Maximum length of sign shall not exceed seventy percent (70%) of Tenant's storefront width. Sign shall not be located closer than thirty six inches (36") from lease line.
- c. Signs shall be composed of individual, internally illuminated, channel letters. Depth of channel letter not to exceed six inches (6").
- d. Color of sign is subject to Landlord's approval. All letters in sign shall be of a single color, no multicolor signs shall be permitted. Sign color shall not match that of an adjacent tenant's sign without Landlord's express consent.

5. CONSTRUCTION REQUIREMENTS:

- a. All signs, bolts, fastenings and clips shall be of stainless steel, aluminum, brass or bronze. No ferrous metal materials of any type will be permitted.
- b. All exterior signs exposed to the weather shall be mounted at least one-half of an inch (1/2") from the building wall to permit proper dirt and water draining.
- c. All letters shall be fabricated using full-welded construction.
- d. Location of all openings for conduit and sleeves in building, shall be indicated by the sign contractor on drawings approved by Landlord.
- e. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
- f. No labels will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
- g. The Tenant shall repair any damage to any work caused by Tenant's sign contractor.
- h. Tenant shall be fully responsible for the operations of Tenant's sign contractor(s) in connection with Tenant's sign installation.

6. MISCELLANEOUS REQUIREMENTS:

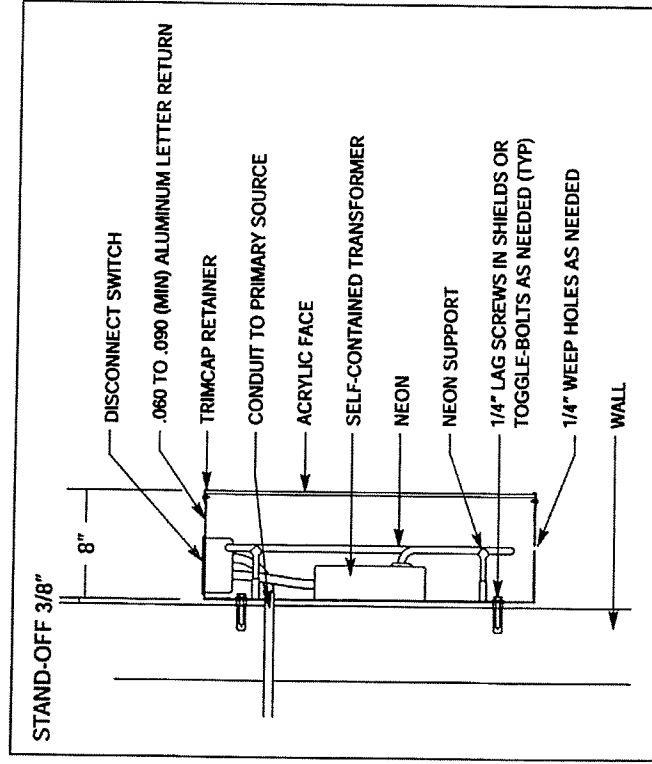
- a. Tenant will be permitted to place upon each entrance of its premises not more than one hundred forty-four (144) square inches of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating hours or business, emergency telephone numbers, etc.
- b. If Tenant has a non-customer door for receiving merchandise, Tenant may have uniformly applied on said door in location, as directed by Landlord, in two-inch (2") high block letters, Tenant's name and address. In some cases more than one (1) Tenant may use the same door as directed by Landlord. Each name and address may be applied. Color of letters shall be black.
- c. Floor signs, such as inserts into terrazzo, etc., shall not be permitted within the Leased Premises unless approved by Landlord in writing.
- d. No advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes or supports of the show windows or doors, or upon the exterior walls of the building or storefront or any location visible from the exterior of the building.

7. TEMPORARY SIGNS:

Temporary Signs constructed of materials other than those permitted above may be permitted at Landlord's sole discretion subject to the following criteria:

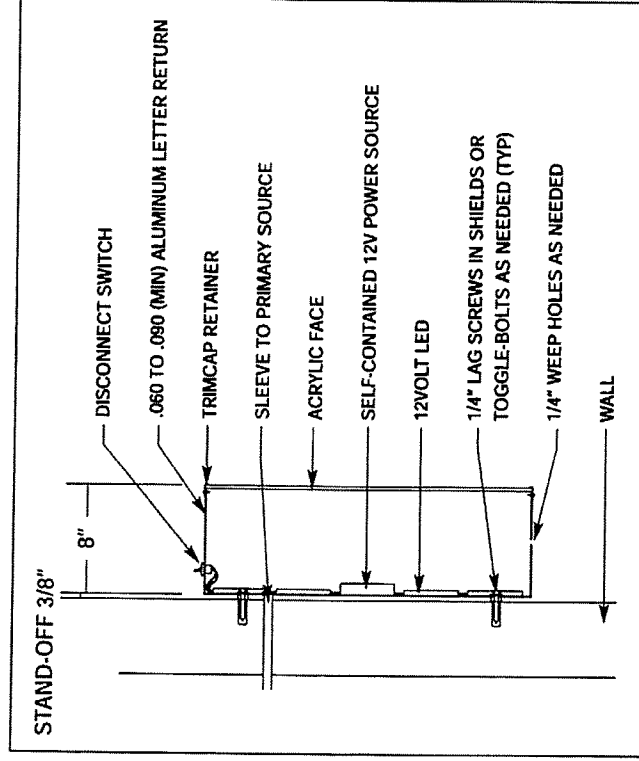
- a. Total area of Temporary Signs shall not exceed ten (10) square feet.
- b. All Temporary Signs shall be professionally prepared of durable materials and shall not be permitted to become wrinkled, discolored or worn.
- c. Temporary Signs shall not be displayed more than seven (7) consecutive days nor more than twenty-one (21) total days in any calendar year.
- d. No illuminated, audible, flashing or moving Temporary Signs will be permitted.

# TYPICAL SELF-CONTAINED ILLUMINATED LETTER . . . . . & LOGO SECTIONS



TYPICAL SELF CONTAINED TRANSFORMER LETTER & LOGO SECTION

TYPE: DIRECT ILLUMINATION ILLUMINATION: NEON

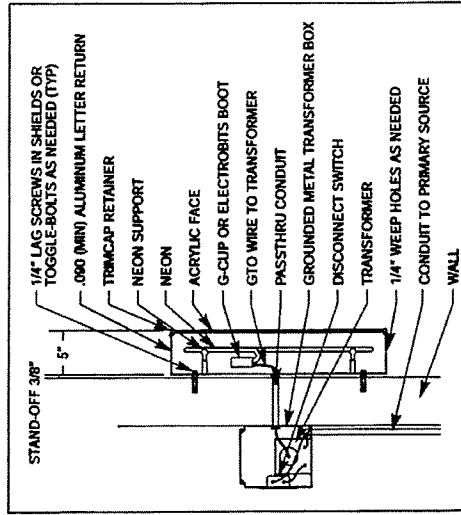


TYPICAL SELF CONTAINED 12 VOLT LETTER & LOGO SECTION

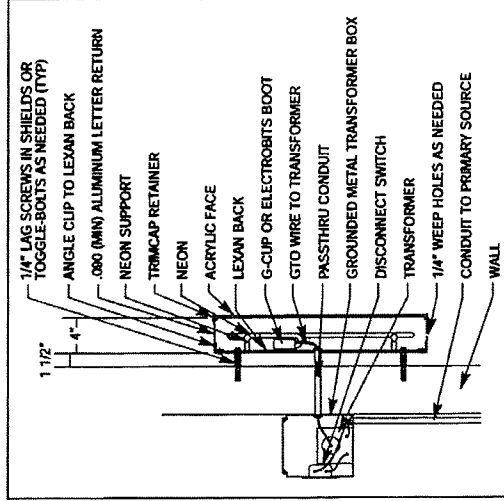
TYPE: DIRECT ILLUMINATION ILLUMINATION: LED

## SECTION EXAMPLES

# TYPICAL REMOTE ILLUMINATED LETTER & LOGO SECTIONS

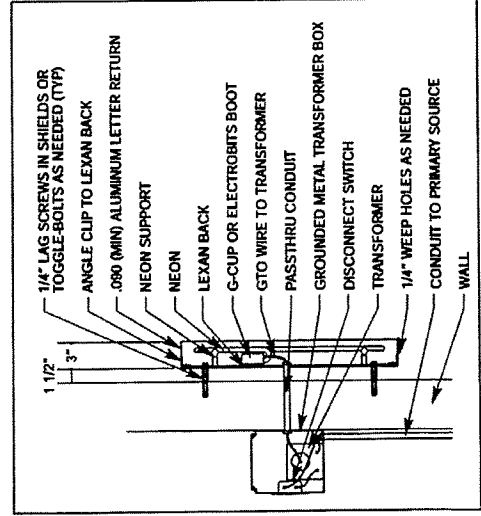


TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION  
TYPE: DIRECT ILLUMINATION ILLUMINATION: NEON



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION  
TYPE: INDIRECT(HALO) ILLUMINATION ILLUMINATION: NEON

## SECTION EXAMPLES



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION  
TYPE: DIRECT / INDIRECT(HALO) ILLUMINATION  
ILLUMINATION: NEON