

LYNDALE BUSINESS CENTER SIGN CRITERIA

A. PURPOSE:

These sign criteria shall regulate the approval, installation, and placement of Tenant wall signs within Lyndale Business Center to promote the health, safety, aesthetics, and economic and general welfare of the community.

B. PROCEDURE FOR SIGN APPROVAL:

1. All proposed signs shall be reviewed and approved by: _____
The contact: _____
2. The tenant or sign consultant shall file with the City plans and specifications consistent with minimum submittal requirements as prescribed by the City of Bloomington, along with a sign permit application form and the required sign permit fee. The City shall return one (1) approved set to applicant.
3. No tenant permanent sign shall be erected, constructed, altered, rebuilt or relocated until the City has issued a permit.

C. GENERAL SPECIFICATIONS

1. Each tenant is required to identify its premises by a sign on the exterior of the building they are leasing.
2. Tenant signs shall be store identity signs only. Copy shall be restricted to the Tenant's name, "doing business as identity and/or major product or services offered. A logo, shield, coat of arms or other established corporate insignia, which has been customarily displayed or associated with the store name, shall be permitted if approved. Its area shall be included within the total allowable sign area.
3. Tenants are allocated an area on the exterior fascia of the buildings, as prescribed by the City of Bloomington sign ordinance and Landlord's Sign Criteria, to which the tenant may attach a sign. Any deviations from these criteria must be upon approval of the Landlord and the City of Bloomington.
4. Although previous and current signing practices of the Tenant will be considered, they will not govern signs to be installed at Lyndale Business Center.
5. The furnishing and installation of a sign and the costs incurred shall be the responsibility of the Tenant. Sign construction and installation is to be completed in compliance with the instructions contained within this Sign Criteria.
6. Approval of store design drawings or working drawings and specifications for Tenant's leased premises does not constitute approval of any sign work for either the Landlord or City. Landlord's written approval of Tenant's sign drawings and specifications are required.

D. CRITERIA STANDARDS:

1. Allowed Tenant Signs for front of building.

The tenant signs for Lyndale Business Center shall consist solely of the following:

A. Painted .375'' thick acrylic or aluminum letters painted to match Matthews Paint Metallic Silver #MP57213 or 3M 3650-220 Light Silver Metallic. 3M vinyl light silver metallic lettering allowed for lettering under 2'' in height subject to Landlord written approval. Corporate Identity Logo, Logos, coat of arms, shields, etc., will be permitted if the Landlord approves such logos. Logo may not exceed 25% of signage area. Non-silver coloring can be used as an accent color with landlords written approval on lettering and logo.

B. Tenant sign panel is 24'' tall x 96'' wide black 6mm aluminum composite panel, non-illuminated with lettering made to above specifications. Landlord will provide measurements of hole locations and size. Sign panel mounts to building with landlord provided aluminum standoffs.

C. Main Door Signs- size not to exceed two (2) square feet, consisting solely of name and hours. This will be 3M 3650 or equivalent pressure sensitive vinyl, white in color. Mounted to first surface of glass with landlord approval at tenant's expense.

D. The monument sign tenant panels will be available per Landlords distribution and must approved by Landlord. Panels are the expense of the

tenant. Panels made with .150 white polycarbonate or high impact acrylic. White to match 7328 white. Decorated first surface with 3M Blackout Film 3635-22B Matte Black.

E. The letter style shall not be limited.

2. Sign Placement

The sign shall be placed on the exterior wall, above entry to tenant space, in the area shown on the attached sign area diagrams. Landlord has provided mounting hardware at allowed sign placement locations above entry door.

3. Sign Color

The sign face, letter color, and accent color (s) shall be limited to Landlord approval to assure that all signs are harmonious with the colors of the exterior fascia and architectural building details.

4. Rear Service Entry I.D.

1. Tenant graphics at the rear service entry shall include address numerals and Tenant proper name only.

2. Sign shall be displayed next to the rear entrance door of the store. Mounted to landlord provided standoff hardware. Sign panel is black 3mm aluminum composite panel. Sign panel is 12'' high by 18'' wide with hole dimensions and placement provided by landlord.
3. Graphics shall be 3M 3650 or equivalent pressure sensitive vinyl. Color to be white, heat removable, first surface application.
4. The building standard letter style is Helvetica Compact, Upper & Lower Case. This applies to all graphics in this area.
5. Logos are not allowed on these signs.

4. Prohibited Signs

The following types of signs or sign components shall be prohibited:

1. Signs employing ballast boxes.
2. Moving or rotating signs.
3. Sign employing moving or flashing lights.
4. Signs, letters, symbols or identification of any nature painted directly on surfaces exterior to the premises.
5. Rooftop signs.
6. Signs employing noise making devices and components.
7. Cloth, wood paper or cardboard signs, stickers, non-illuminated signs, decals or painted signs around or on exterior surfaces (door and/or windows) of the premises, unless previously approved by the Landlord.
8. Sign that are prohibited by applicable governmental rules and regulation.