

COUNTRY COURT SHOPPING CENTER

(10/13/95)

Criteria for Building Fascia Signs

1. Area of signs shall be limited to 33% of gross surface area per linear foot of the fascia frontage. The assigned position for each tenant sign shall be as close to the center of frontage location as possible subject to allowance for positioning corner store signs and suitable space between adjacent tenant signs, as determined by the landlord. No sign shall be closer than 2' to another sign.
2. Letters shall be a minimum practical depth. Maximum depth shall be 5". Maximum letter height shall be 36".
3. Letters shall be channel type formed of steel or aluminum back and sides with porcelain or baked enamel exterior finish. Open end of the channel shall be glazed with acrylic plastic facing in color selected by the tenant.
4. Sign of sign letters shall be self-illuminated. Internal illumination shall be provided by neon-type tubing with wiring and transformers concealed behind the fascia construction. Electrical penetrations of the fascia shall be a minimum practical size and number, non-corrosive, concealed and weather sealed at point of fascia penetration. Landlord shall provide an access panel in the canopy soffit to the sign wiring area.
5. Prior to awarding a contract for fabrication and installation of tenant's building fascia sign, tenant shall submit drawings and specifications, in quadruplicate, including samples of materials and colors, for all its proposed building fascia and storefront sign work. The drawings shall clearly show location of sign and indicate graphics, color, materials, construction and attachment details. Landlord shall return 1 set to tenant with its required modifications and/or approval.
6. All signs shall have written approval by the landlord prior to tenants submittal of permit application.

Criteria for Storefront Signs

1. Tenant may install interior window signs in compliance with the Village of Buffalo Grove Sign Code.

Approval of Local Government Authorities

1. Tenant shall be responsible for complying with the regulations and ordinances governing the installation and maintenance of the signs with the Village of Buffalo Grove, IL. Application for necessary permits and the payment of fees shall be direct to the appropriate City department.
2. Once again, prior to awarding a contract for fabrication or installation of tenant's building fascia sign, tenant shall submit drawings and specifications, in quadruplicate, including samples of materials and colors, for all its proposed building fascia and storefront sign work. The drawings shall clearly

show location of sign and indicate graphics, color, materials, construction and attachment details

3. Tenant shall not be permitted to install fascia signage without stamped approval from the Village of Buffalo Grove. Any violations notices or tickets shall be at the sole cost and responsibility of tenant.

Miscellaneous

1. Any variation from the above criteria must receive approval from the Village of Buffalo Grove Appearance Committee. This is the sole responsibility of the tenant.
2. All current County Court tenants will not be required to update their signage, but may do so at their election. If they so choose, they must go through the appropriate channels described above.

Failure to reach approval for their signage from the Village of Buffalo Grove will not excuse tenant from the performance of its obligations under the lease.