

**DUNDEE POINT**  
**(100 W. Dundee Rd.)**  
(10/25/90)

The following criteria shall govern the design, fabrication, construction, installation and maintenance of all leased premises signage installed at any time. No sign, advertisement, notice, lettering, writing, placard or similar device shall be installed, exhibited, inscribed, painted, affixed or attached on any part of the leased premises (interior or exterior) except as expressly permitted by this Exhibit.

All tenant signage shall be subject to the guidelines of this exhibit, written approval from the landlord and permit from the Village of Buffalo Grove.

Tenant shall be limited to the following signage:

1. Identification sign – located on the building sign band and attached in accordance with illustration of T.S.C. – 1 of this exhibit.
2. One Service Identification Sign – located on the service entrance of the leased premises and attached in accordance with illustration (s) on T.S.C. – 2 of this exhibit.

Tenant's signage shall be limited to the store name and nature of business.

Sign permits must be obtained by the tenant.

Any damage caused to the landlord's work by sign installation shall, at landlord's option, be repaired by the landlord and charged to the tenant.

Identification Sign Criteria:

1. Signage will be composed of individually constructed illuminated letters in either all upper case letters or an upper case first letter and lower case remaining letters.
2. Letter faces to be of (3/16") plastic for center conformity and overall appearance. Letters to be made of .090 aluminum backs and .063 aluminum returns with a painted finish dark bronze finish, trimmed with one (3/4") trim cap around the plastic fact edge. All aluminum surface inside letters to be painted High Gloss White.
3. **Exceptions:** Tenants occupying 5,000 s.f. or more are allowed to utilize the area above the lintel to the top of the roof parapet for either a single face box sign equal to 50% of the signable wall area height and/or individual letters of up to 36" in height for the capitol letters, one or two lines of copy, equal to 50% of the signable wall area height. The measurement of the sign is by straight lines drawn in a rectangle using the outside dimension of the letter sign as a group.

4. No sign shall be wider than 85% of the store frontage of the leased premises at the street exposure, but in no case less than 2' 0" from each demised tenant line.
5. All signs shall be centered on the width of the lease premises.
6. All letters shall be connected directly to the sign band. All signs shall be installed with concealed fastening devices. All metal parts of the sign shall be of non-rusting material. All conductors, transformers, wiring, clips, lamps, tubes, equipment and other mechanisms shall be concealed.
7. Primary signs are to be connected to junction boxes on the back of installed walls. Tenant is to provide wiring and conduit from raceway to junction boxes. All conduit is to be out of sight. Electrical wiring, conduit and primary signs are all by tenant.
8. Visible disconnects are required by code and they shall be painted to match the signboard.

#### Service Door Criteria.

1. The tenant shall supply and install, at its expense, a uniform store identification sign in accordance with landlord's requirements for tenant's service door. Tenant shall not post any additional signs in the service areas. Tenant shall supply and install, at its expense, a uniform sign on all service doors to the leased premises in accordance with drawing attached to this exhibit.

#### General Prohibitions

1. Except as specifically permitted herein, no signage of any type may be affixed or painted on the exterior of the leased premises.
2. No signage barriers or placards may be placed within 3' 0" of leased premises storefront.

Tenant shall submit a written request for any variation, if desired, from regulations required in this exhibit. Village of Buffalo Grove Appearance Commission review will be required for any such variation.

Landlord's approval of tenant's plans and specifications for tenant's work shall not be deemed to include approval of tenant's signage by landlord. Tenant, at its expense, shall submit separate drawings and specifications for all its proposed signage which drawings and specifications shall conform to the provisions of this exhibit and shall clearly show the locations of tenant's signage on a store front elevation drawing, the size and style of the lettering and indicate clearly the colors, materials, construction and attachment details. In the event landlord shall notify tenant that tenant's sign drawings and specifications are not approved, tenant shall have 15 days from date of landlord's disapproval to revise the sign drawings and specifications and resubmit them to the landlord for landlord's approval. Tenant shall not commence to install any signage until tenant has received full and final approval from landlord and tenant

has obtained at its expense all other necessary permits and approval from landlord and tenant has obtained at its expense all other necessary permits and approvals therefore tenant's signage construction shall be of new first class materials and the installation of tenant's signage shall be in a first quality workman-like manner. Tenant shall at all times maintain its signage in a first quality, neat, clean, safe and hazard free condition making at its expense all necessary repairs and replacements. The terms and conditions of the lease and other lease exhibits shall also apply to the design, construction, installation, maintenance and use of tenant's signage.

Landlord or landlord's managing agents approval to tenant's signage plans and specifications or of any changes, modifications or additional thereto and any inspections made by landlord or landlord's managing agent shall not constitute the assumption of any liability, obligation or responsibility on the part of landlord or landlord's managing agent. Tenant shall be solely responsible for such signage plans and specifications meeting the requirements of any statutes, ordinances, rule regulations and codes and for their fitness and suitability for their intended use and purpose. Tenant assumes sole and entire responsibility for any and all loss of life, injury to persons or damage to property that may be sustained directly or indirectly due to the existence, operation or use of any tenant signs including but not limited to all connecting wiring and other appurtenances, (hereinafter called signs) (including, without limitation, any such loss, injury or damage due to the installation, maintenance, restoration replacement or repairs of the signs) by tenant, its agents, employees and contractors, and by those claiming or acting through any of them (collectively, the tenant group).