

GROVE POINT

(3/28/85)

LOCATION OF SIGNS

Tenant shall install one rear-illuminated sign of individual letters mounted on the sign fascia on the exterior of the covered walkway; and one pedestrian-oriented non-illuminated double-faced sign installed below the covered walkway and perpendicular to the storefront as shown on the drawings.

DESIGN REQUIREMENTS

1. All tenant storefront identification signs shall be subject to the approval of the landlord and subject to the design criteria established by the Appearance Commission of the Village of Buffalo Grove.
2. Wording of signs shall not include the product sold except as part of tenant's nationally registered trade name or insignia. Logos will be permitted at the discretion of landlord only if they are registered trade marks of tenant's business.
3. The design of all signs, including style and placement of lettering, size, color, materials and method of illumination, shall conform with landlord's sign specifications.
4. Tenant signage may be all caps, a combination of upper and lower case letters of script, as follows:
 - (a) All caps: 24" maximum for typical storefronts, 48" maximum for two special conditions.
 - (b) Upper and lower case or script:

First Letter: 24" maximum for typical storefronts, 48" maximum for 2 special conditions.
5. If two lines of letters are used, the total sign height shall not exceed 24" for typical storefronts, 48" for two special conditions.
6. Sign shall be centered on storefront and their length shall not exceed 70% of tenant storefront, nor be closer to the tenant lease line (center line of demising partition) than 2' 0"
7. Maximum sign projection shall not exceed 6".
8. Colors for double-faced, under canopy signage will be limited to red letters on a stained wood background. Stain color selection by landlord's architect.
9. Signage differing from this sign criteria will require written approval of the landlord and approval of all governing authorities.

SIGNS FOR GENERAL TENANT IDENTIFICATION

1. One single faced internally illuminated sign having individual, rear-illuminated letters will be located on the sign fascia, above the storefront and located vertically as indicated on the tenant print package. Letter faces shall be

acrylic plastic, a polycarbonate plastic or equivalent. The letters will be sized per the criteria and will be in a color selected by tenant and approved by landlord. Letter style will be the choice of the tenant, but the landlord will review and approve. Signs shall be store identity only and no product may be advertised on the façade sign. Any deviation must be approved in writing by landlord.

2. One double faced, non-illuminated wood pedestrian identification sign will be located under the covered walkway and centered over the tenant's entrance. The dimensions of the sign shall be 12" high x 4' 0" long. The height from the walkway to the bottom of the sign will be 8' 0". Signs will be store identify only and will not advertise any products. Logos or embellishments will not be permitted on under canopy signs.
3. Tenant's service door shall have a sign provided by landlord at tenant's expense.

GENERAL SPECIFICATIONS

1. No animated, flashing or audible signs will be permitted.
2. No exposed lamps or neon tubing will be permitted.
3. All signs and their installation shall comply with all Buffalo Grove building and electrical codes.
4. No exposed raceways, crossovers or conduit will be permitted.
5. All conductors, transformers, disconnects and other equipment shall be concealed.
6. Electrical service to all signs shall be on tenant's meter.
7. Disconnects for tenant signage will be located behind the sign fascia and accessible through a panel in soffit or under the soffit, so as not to be visible from the street.

MISCELLANEOUS REQUIREMENTS

1. Tenant will be permitted to place upon each entrance of its premises not more than 144 square inches of golf leaf or decal application lettering not to exceed 2" in height, indicating store address number, hours of business, emergency telephone numbers, etc.
2. Except as provided herein, no advertising placards, banners, pennants, names, insignias, trademarks or other descriptive materials shall be affixed on maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of the building or storefront.
3. All signage, its installation and removal, and restoration of the sign fascia will be by tenant at tenant's expense.

4. Tenants meeting the sign criteria shall be issued permits by the Buffalo Grove Building Department without having to obtain approval of the Appearance Commission. It will be the tenant's responsibility to obtain the landlord's approval of their sign, in writing, prior to submitting for permits from the Village. The landlord's written approval will be required for permit application.