

STRATHMORE SQUARE

(1997)

The exhibit has been established for the purpose of assuring uniform signage to enhance the center's visual impact to the public and for the mutual benefit of all tenants. Conformity will be strictly enforced and installed non-conforming or unapproved signs must be brought into conformance at the sole expense of the tenant.

GENERAL REQUIREMENTS

1. Tenant shall be responsible for the fulfillment of the requirements of these criteria.
2. Tenant shall submit for landlord's approval plans and specifications indicating the signs, including all lettering and/or graphics. Prior to sign fabrication, tenant shall submit to landlord separate drawings and specifications, in quadruplicate, or in sepia reproducible including samples of materials and colors, for all proposed sign work. The drawings shall clearly show the location of all signs on the façade and openings for conduit sleeves and supports and shall indicate all construction and attachment details. Full information regarding electrical load requirements and brightness in foot-lamberts shall also be included. Within a reasonable time after the receipt of such drawings and specifications, landlord shall return three sets to tenant with its approval and/or any suggested modifications thereof, and if tenant shall fail to take exception thereto by written notice to landlord given within ten days from tenant's receipt of the suggested modifications from landlord, tenant shall be deemed to have agreed to and approved all such suggested modifications.
3. All permits and/or approvals by governing authorities for signs and their installation shall be obtained by the tenant or its representative, at tenant's expense. Tenant shall submit at least two copies of sign drawings bearing landlord's prior written approval to governing authorities with permit application.
4. Landlord may elect to provide all signage in tenant's behalf. If so, landlord will employ one sign contractor for the entire development. Said contractor will supply sign drawings for tenant's and landlord's approval. Once approved, a cost proposal will be issued by landlord to tenant. Landlord will then order and coordinate the signage installation.
5. Tenant's primary signs shall be store identity (corporate or official trade name) signs only, shall be placed on the façade directly above the individual storefronts and shall be restricted to an area centered on the façade or as otherwise provided herein or directed by the landlord.

DESIGN REQUIREMENTS

1. All tenant identification signs shall be consistent with the details indicated in the tenant print package (when and to the extent reasonably available) and

- shall be subject to the prior written approval of the landlord and the Village of Buffalo Grove.
2. Wording of signs shall not include the product nor goods nor services (and the like) sold. The use of decorative sculpture, coat of arms, shields, or other such logos will not be permitted except as hereinafter described.
 3. Tenant's primary signs letters shall be three-dimensional, individual fabricated channel, letters, internally illuminated.
 4. Tenant's primary sign shall be constructed of aluminum channels and Plexiglas faces. Color of Plexiglas and returns to be approved by landlord.
 5. Tenant's primary signage may be all upper case or a combination of upper and lower case letters as follows: (EXCEPTIONS BY MAJOR TENANTS SUBJECT TO LANDLORD REVIEW AND APPROVAL.)
 - a. All upper case: 36" maximum for sign letters
 - b. Upper and lower case letters: First Letter-36" max.; Lower case-16" max.; Ascenders and descenders-9" additional (approx.)
 6. Signs shall be centered on storefront where possible, except as otherwise provided herein. Tenant's sign is to be located in proximity to the actual leasehold frontage. Due to building design features, the landlord will position all tenant signs on the facade. The tenant sign will adhere to the landlord's sign policy. The maximum spread of the tenant sign (which is to be located on the building façade by the landlord) will be the width of the tenant leasehold frontage minus 5 feet, unless variance is specifically approved in writing by landlord. Letter content and wording will impact maximum height.
 7. Letter style will be the chose of the tenant, but the landlord will review and approve. Any alternate letter style or logo shall be submitted to landlord for approval. Double stack lettering shall be permitted only with landlord's prior written consent.
 8. Signage to be submitted and reviewed and approved by Village of Buffalo Grove Appearance Commission if differing from this criteria.
 9. At tenant's rear service door, tenant shall provide a sign, approved by the landlord, at tenant's expense and in accordance with local codes. Such sign shall be Helvetica Medium 2" maximum centered on door at 6' 0" height in tenant's name only. Tenant shall not permit anyone to place or otherwise create any additional signage at, on or around the rear service door. Any violation of this prohibition, corrective measures and/or fines shall be tenant's sole responsibility and expense.

GENERAL SPECIFICATIONS

1. No animated, moving action, flashing or audible signs will be permitted.
2. No face-illuminated, spot lighted, panel face exposed lamps, or visible neon tubing will be permitted.

3. All signs shall bear the U.L. label and their installation shall comply with all governing building and electrical codes, and any criteria set forth in this exhibit.
4. No exposed crossovers or conduits will be permitted.
5. All conductors, transformers, disconnects and other equipment shall be concealed, except as required for disconnect by city (which in that case, is to be painted to match façade).
6. All exposed metal returns, mounting brackets, fastening devices and any trim caps for letters shall match the sign color.
7. Where portions of the fascia consist of brick, landlord will pre-install (at tenant's expense) a metal sign wiring raceway which is architecturally compatible with landlord's brick fascia. Tenant shall reimburse landlord for same as additional rent under the lease within 10 days after landlord's written demand therefor.
8. Electrical service to all signs shall be on tenant's meter.
9. Sign illumination shall be controlled by a seven day time clock located in the rear of the premises. Tenant shall set time clock to coincide with hours determined by landlord.
10. No sign company or fabricator labels will be permitted.

MISCELLANEOUS SPECIFICATIONS

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