

THE PLAZA AT BUFFALO GROVE

(4/20/2010)

1. These criteria have been established for the mutual benefit of all tenants. Conformance will be strictly enforced and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.
2. Tenant shall install one internally illuminated sign of individual letters. Signs are to be mounted on a raceway. The raceway face panel is to be painted to match the building façade. One double-faced, non-illuminated, under canopy sign is also allowed to be installed perpendicular to the storefront.
3. All tenant storefront identification signs shall be subject to the approval of the landlord.
4. Logos will be permitted at the discretion of the landlord, only if they are nationally registered trademarks of the tenant's business.
5. The design of all signs, including style and placement of lettering, size, color, materials and methods of illumination shall conform to the landlord's sign specifications and must be approved by the landlord at the landlord's sole discretion, prior to installation. (See attached exhibit)
6. Tenant signage may be all caps, a combination of upper and lower case letters, or script as follows:
 - A. One Story Building – The maximum letter height will be 24". If two lines of letters are used, the total sign height shall not exceed 27" including 3" space between lines. The top of the sign will be 1'0" from the top of the sign band and the sign will be centered side to side on the storefront. The length of the sign shall not exceed 80% of the tenant's storefront, nor be closer than 2'0" to the tenant's lease lines.
 - B. Two Story Building – Same specifications as one story building except; signs will be located on exterior of building to the right or left of the awnings, with the bottom edge of the letters 6" above the step back on the wall.
7. Under Canopy Signs – Each tenant will be allowed one or two lines of 3" high Helvetica Medium letters for their name (See attached exhibit).
8. Tenant's service door shall have a sign provided by the landlord at the tenant's expense, limited to name and address number, and not to exceed 3" high letters and numbers.
9. General Specifications
 - A. No animated, flashing or audible signs will be permitted.
 - B. No exposed neon tubing will be permitted for exterior signage.
 - C. All signs and their installation shall comply with all Buffalo Grove building and electrical codes.

- D. All conductors, transformers, disconnects and other equipment shall be concealed.
- E. Electrical service to all signs shall be on the tenant's meter.

10. Miscellaneous Requirements

- A. Tenant will be permitted to place adjacent to the front entrance of its premises, not more than 144 sq. inches of gold leaf or decal application lettering, not to exceed 2" in height, indicating hours of business, emergency telephone numbers, etc.
- B. No permanent or temporary advertising placards, banners, pennants, names, insignias, trademarks, skeleton neon 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 without prior written permission by the landlord.
- C. All signage removal and restoration of the sign fascia will be by the landlord at the tenant's expense.
- D. Tenants meeting the sign criteria may then apply for permits by the Buffalo Grove Building Department. 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.