

TOWN CENTER

(5/6/88)

1. Each tenant shall be allowed one illuminated wall sign per street or parking lot facing, one non-illuminated under canopy sign per entrance, one non-illuminated service area sign, and certain miscellaneous signs. The copy on the signs shall be limited to the name of the establishment and/or nature of business.
2. Tenants shall submit for owner's approval before fabrication, plans and specifications indicating the location, size, layout, design, color and electrical requirements of the proposed sign, including all lettering and/or graphics.
3. Tenant wall or canopy fascia signs shall be individual, channel type internally illuminated letters and letter forms only. The total width of sign elements shall be limited to 1.5 vs. per linear foot of the tenant's primary store frontage width, but shall in no event exceed 30' in width. The total height of sign elements shall be limited to 30". (See exhibits B2 and B5) No sign element shall project more than 8" horizontally from the wall or canopy surface to which it is attached. All signs shall be centered in the designated sign area for the store. Sign elements shall be individual aluminum letter returns with flat or molded plastic faces, mounted with concealed fasteners. Exterior surfaces of letter returns shall be painted to match color of surface to which it is attached, or color of sign faces. Sign elements shall be internally illuminated by neon tubes with normal factor fully concealed transformers. Sign elements and lighting shall bear seals verifying listing by Underwriter's Laboratories for the use and design intended.
4. One non-illuminated under canopy sign per tenant entrance limited to the tenant's customary legal business or trade name at or near the tenant's entrance door. Under canopy signs shall be projected or suspended blade type signs, approximately 8" to 15" high by 24" wide, consisting of either silk-screened or pressure sensitive letters on an aluminum or acrylic panel. The color of sign faces, color of lettering and style of lettering shall be designed by the tenant and approved by the owner.
5. The color scheme of all signage for a single tenant's store shall be consistent and coordinated.
6. Miscellaneous signs
 - A. One painted sign on each non-customer door used for regular receiving of merchandise, limited to the tenant's customary legal, business or trade name. Such signs shall be painted by the owner in a consistent format at the tenant's expense. Tenant will be responsible for notifying the owner of desire to copy.
 - B. Small scale lettering signs stating store hours, public safety decals or signs, or any other incidental signs required by code or other governmental regulations. Such signs shall be applied only to storefront glazing at or near entrances, shall be neatly and cleanly applied and shall be of colors and designs approved by the owner.