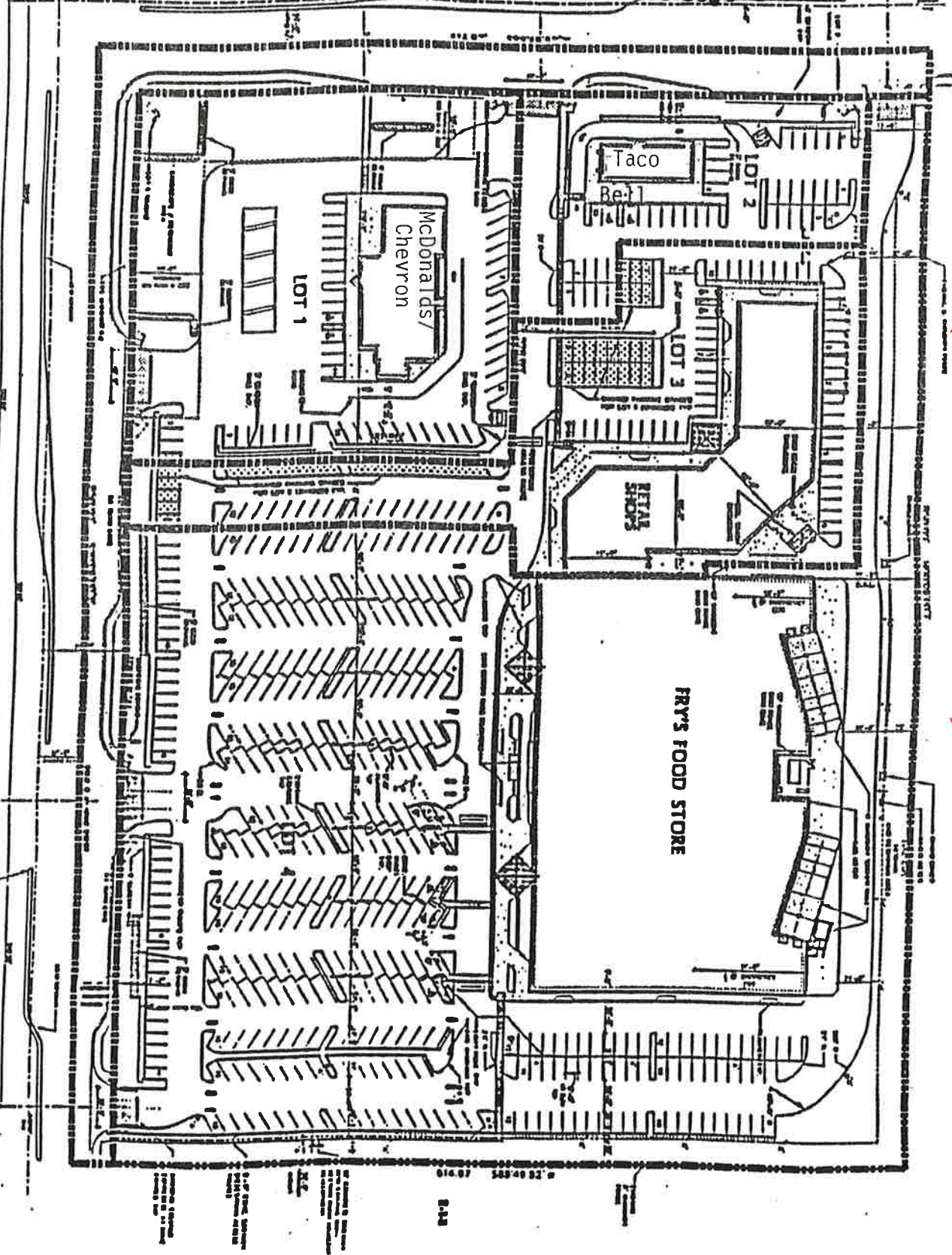


See DR 97-76 for Fry's Food Requirements

COPY

SE CORNER SECTION D

WARNER ROAD



Frys WARNER VAL VISTA

VAL VISTA ROAD
SITE PLAN
NORTH

Mariah Properties IV, L.L.C.

October 22, 2004

Town of Gilbert
Planning & Zoning Department

RE: Signage for Golden Spoon
754 South Val Vista Dr., Suite 03, Gilbert Arizona

To Whom It May Concern:

This letter will confirm that we have approved of the fascia/overhead signage for Golden Spoon as shown on the attached diagram. Should you have any questions, please feel free to call me.

Very Truly Yours,

MARIAH PROPERTIES IV, L.L.C.



K. Terry Williams
Manager Member

← 20' → ?

Gilbert, AZ

EXHIBIT "E"

SIGN CRITERIA

SILVERSTONE PLAZA

I. INTRODUCTION

The purpose of the sign control program is to shopping environment and to promote the inter and Tenant. This criteria has been established assuring an outstanding shopping center and for of all Tenants. Tenants are encouraged to contact the Tenant Coordinator to discuss any specific design intentions or questions before commencing the design drawings.

As the administrator of the sign criteria, the Landlord is the final arbitrator for the criteria compliance. Special circumstances may require interpretation of these criteria and the Landlord will remain flexible in the review process.

II. GENERAL REQUIREMENTS

Tenant agrees, at Tenant's expense to furnish Landlord, within a reasonable time after the execution of this lease, a detailed drawing of the Tenants' proposed sign. Landlord shall have twenty days from the receipt of the said detailed drawings to approve or reject said drawings. Landlord's approval shall be in writing to Tenant within the aforesaid twenty (20) day time limit. Should Landlord reject said detailed drawings, Tenant shall have twenty (20) days within which to correct and resubmit the revised drawings to the Landlord for Landlord's approval. Tenant hereby agrees that it will not install its sign until receipt of written approval from the Landlord. In addition to Landlord approval the Town of Gilbert requires a permit before any work can be started.

It is the Tenant's responsibility to secure any and all permits and approvals from the Town of Gilbert. Any requirements of the Town of Gilbert and any stipulations imposed on the shopping center by the Town of Gilbert which conflict with the provisions of this Exhibit "E" shall govern and control over this Exhibit "E". The Tenant shall be responsible for consulting with the Town of Gilbert before initiating any work.

III. COST OF TENANT SIGN

Tenant, at its expense, shall identify the Premises with one exterior wall sign on the fascia (see other criteria for location). Tenant shall bear the cost of installation of the approved sign by Landlord. Tenant hereby agrees to use licensed contractors to install Tenant's sign.

IV. APPROVAL AND GENERAL SIGN CRITERIA

A. Sign owner or sign installer shall submit a request for sign approval to the Landlord at the address listed in the lease.

B. Submittals shall conform to the specification as set forth herein, and shall include:

- a. Name and address of owner and sign installer
- b. Graphic and written descriptions showing:
 1. Relationship to building and property line.
 2. Configuration (to scale), vertical and horizontal dimensions, colors, and materials.
 3. Electrical design. All electrical to be UL

approved.

4. Tenant hereby warrants that sign shall conform to all governmental requirements relating to structural, electrical, fire, pedestrian, and vehicular safety.
5. Tenant hereby agrees to maintain signs and to patch and repair when removing existing signs to satisfaction of Landlord.
6. Submittals shall be made in triplicate. Landlord will not accept FAX submittal.
7. All signs shall be non-action, non-animated and non-audible.
8. All submittal drawings shall be to scale, and of adequate size and level of detail to fully describe the signage.

C. All exterior signs, bolts, fasteners, and clips shall be of hot dipped galvanized or stainless steel. No black iron materials of any type shall be permitted.

D. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance, which shall be applied in an inconspicuous location.

E. All exposed metals shall be primed and painted.

F. Tenant and its sign contractor shall repair any damage caused during the installation or removal of signage.

G. Tenant shall be fully responsible for the operations of Tenant's sign contractor.

H. All penetrations of the building structure for signage shall be neatly sealed in a watertight condition. Any repair of water damage caused by sign installation shall be at Tenant expense.

I. Landlord may repair or replace any broken or faded signs at the Tenant's expense. Tenant is solely responsible for normal maintenance and wear and tear of the signs.

V. CRITERIA FOR FACIA SIGNS

A. One (1) per Tenant except for outside corner location. If corner location, Tenant can have two facia signs as long as they do not exceed the 75% rule. The 75% rule is that the length of the facia sign cannot exceed 75% of the length of the leased frontage, unless the regulating town, municipality or city requires a shorter length for the facia sign.

B. Centered on leased frontage within designated facia area.

C. 30" high (maximum); length may not exceed .75 times leased frontage, unless the regulating town, municipality or city requires a shorter length for the facia sign.

D. Name of Tenant business only.

E. Subject to the regulations and shopping center stipulations of the applicable town, municipality or city, additional signage can be added to the Tenant business name for the principal service of the Tenant under the following criteria:

a. Principal service portion of the sign is limited to not more than 50% of the total sign area and must match the name in color and script.

b. Principal service wording is limited to the Landlord's discretion. In any case the descriptive words that will be allowed must pertain to the activities of Tenant at this

location.

c. Principal service signage if allowed can not be greater in height than the Tenant business name.

F. There are two types of surfaces that the fascia signs will be mounted to. This will require two different types of installation in order to protect the building.

a. Signs mounted on masonry fascia.

1. Signs to be mounted to a masonry fascia will be required to provide a race way that is surface mounted to the masonry. The race way will provide an area in which to run the tubing and other connections for the sign. This will be connected to the masonry with minimum number of anchors as possible. All anchors will be located in mortar joints unless approved by the Landlord in writing. Holes for the "pk" will be no more than two with one at each end of race way. The size of "pk" hole will be limited to the minimum size for tubing. No over sizing will be allowed. Layout will be approved in writing by the Landlord representative. Color of raceway will be required to match the color of the returns on the individual letters. The following colors are approved colors for the two different types of masonry (see Landlord for color specification at time of submittal and see elevations for the masonry material that signs mount on). Note: please provide on submittal a place to write in color to be used for raceway.

2. The individual pan channel letters will be attached to the raceway. The size of the raceway to be kept at the minimum size. Projection of letters mounted to raceway will not be greater than 8" off the face of raceway, unless a shorter distance is required by the applicable governmental body.

3. Raceway will only be allowed on signs that are mounted on masonry.

4. Only one raceway will be allowed per sign.

b. Signs mounted on stucco fascia

1. Signs mounted on the stucco fascia will be required to use ONLY individual pan channel letters with metal returns and translucent plastic faces or individual metal reverse pan channel letters. No raceways allowed.

G. All signs to be individual pan channel letters with metal returns and translucent plastic faces or individual metal reverse pan channel letters: unless otherwise limited by the applicable governmental body, letter face shall not project more than 8" from the plane of fascia: internally illuminated with 30 m.a. neon tubing connected by "pk" housings (no exposed crossovers, transformers, and etc. allowed); sign not to extend within 6" from bottom or top of fascia.

H. Logos may be used in connection with Tenant Name. These logos may extend into the area above and/or below the Tenant name but not greater than the overall dimension of 30" in height. Logos may be displayed anywhere within the width and/or height of Tenant name without limitation except that the logo can be no greater than 10% of the sign area.

I. Exposed neon is allowed as long as it is used in an attempt to be creative. The exposed neon is to be an integral part of the

Tenant Name. The exposed neon is to be no more than 10% of the total sign area. This will require special Landlord approval. Landlord will require detailed drawings as to how this will be attached and how it will function. Exposed neon will be rejected in addition to the above criteria if; exposed crossovers are visible, transformers are visible, and/or neon lighting requires additional raceway. In any case only one raceway will be allowed on the masonry fascia.

VI. THE FOLLOWING SIGNS AND CONDITIONS ARE PROHIBITED:

- A. Any sandwich board "A" frame sign or other portable sign, unless allowed by the municipality in which the shopping center is located.
- B. Signs which identify or advertise a product or service not available on the property.
- C. Any sign placed or displayed on vehicles parked primarily for the purpose of displaying the sign.
- D. Temporary signs beyond the approved period of display.
- E. Cabinet signs of any kind.

VII. WINDOW SIGNS

- A. Directly on inside face of glass only.
- B. Not to exceed 10% of total storefront glass area.
- C. Only the following allowed: name of business, logo, business hours, telephone number, credit card decals, addresses, and public notices as required by law.
- D. Enamel, plastic, or lacquer paint applied directly to the glass; flat metal or plastic decals applied directly to the glass; only permanent application allowed. No changeable messages allowed.

EXHIBIT "E" IS HEREBY ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2004.

LANDLORD:

MARIAH PROPERTIES IV, L.L.C.,
an Arizona limited liability
company

TENANT:

By: _____
K. Terry Williams
Manager Member

KENNETH L. LAW

JENNIFER D. LAW

JORDAN A. LAW, III