

GILBERT TECH CENTER PHASES I AND II

SIGN CRITERIA

These criteria have been established for the purpose of assuring an outstanding industrial building for the mutual benefit of all tenants. Conformance shall be strictly enforced; and any installed nonconforming or unapproved sign shall be brought into conformance at the expense of the tenant.

Landlord shall administer and interpret the criteria:

The Town of Gilbert and The Landlord shall approve all signs prior to erection.

A. GENERAL REQUIREMENTS

1. Tenant shall submit or cause to be submitted to Landlord for approval before fabrication at least two copies of detailed drawings covering the location, size, layout, design and color of the proposed sign, including all lettering and/or graphics.
2. All permits for signs and their installation shall be obtained by Tenant or its representative.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. Landlord shall approve all copies prior to installation of the sign.

B. GENERAL SPECIFICATIONS

1. Flashing, moving or audible signs shall not be permitted.

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2. The Tenant's logo may be allowed up to a maximum of twenty-five percent (25%) of the total signage. All letter styles of copies to be approved by the Landlord.
3. The individual letters will be centered horizontally and vertically on the designated reveal above the Tenant's frontage leased space.

C. CONSTRUCTION REQUIREMENTS

1. Location of all openings for conduit and sleeves in building walls shall be indicated by the sign contractor on drawings submitted for approval of Landlord's architect. The contractor shall install the same in accordance with the approved drawings.
2. 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.
3. All penetrations of the building structure required for sign installations shall be neatly sealed in watertight condition.
4. Sign contractor shall repair any damage to any work caused by his work.
5. Tenant shall be fully responsible for the operations of Tenant's sign contractor.

D. DESIGN REQUIREMENTS

1. Identification signs shall be designed as an integral part of the storefront in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the industrial building. Letters shall be on a single line, letter size shall be 30" maximum. Individual letters will be centered horizontally and vertically on the sign.

Letters to be individual reverse pan channel 22 Ga. Sheet metal. Color, Dunn Edwards, DE 513 Johnny Boy.

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Wording of signs shall not include the product sold except as part of the Tenant's trade name or insignia.

White vinyl 3" Helvetica letters, all caps, will be allowed on the exterior glass panel stating your company name. Letters shall be on a single line, 3" above window mullion, on the glass panel adjacent to the door.

Suite number shall be 3" white vinyl letters, Helvetica style, all caps. Letters to be 3" above company name, left most letters to be aligned with left most letter of company name.

2. Allowable sign area shall not exceed .5 S.F. per lineal foot of building frontage. Freestanding signs and directory signs are not allowed unless provided by landlord. Tenant shall pay pro-rata or rental costs accordingly.