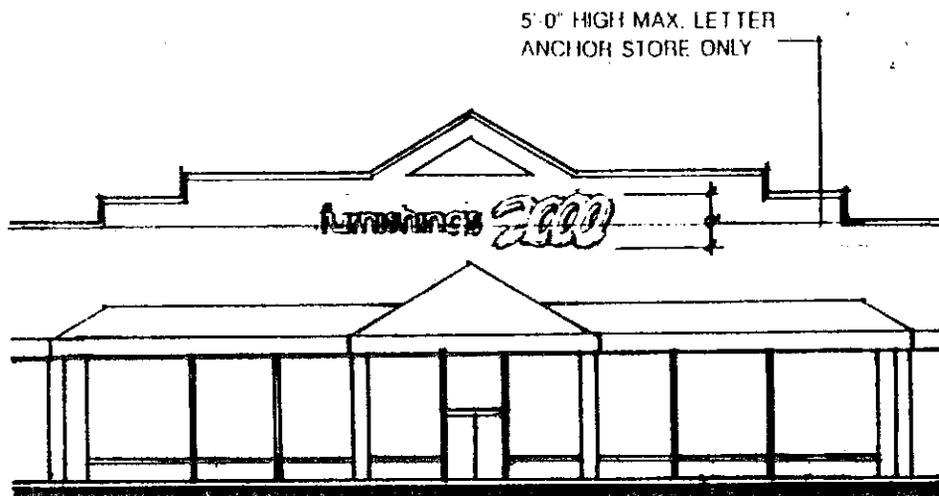


SIGN CRITERIA • WEST COVINA

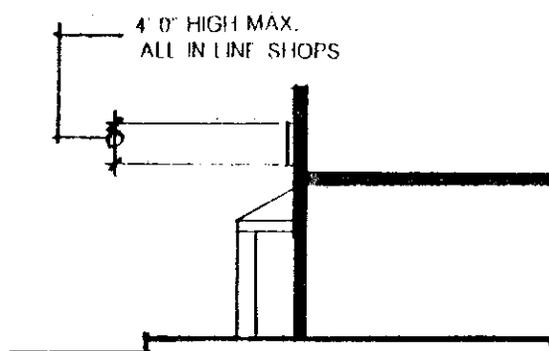
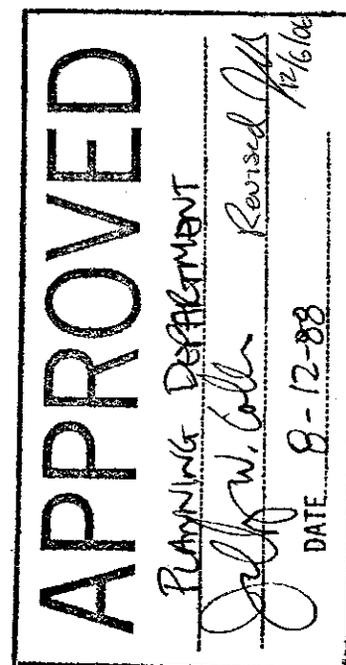
NEC HOLLENBECK STREET & NORTH GARVEY AVENUE



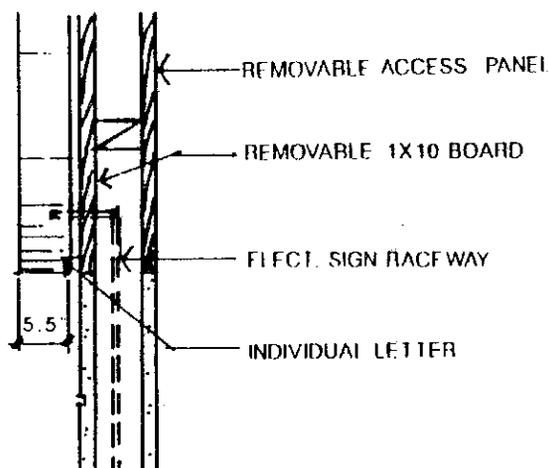
PARTIAL ELEVATION



PARTIAL ELEVATION



SECTION



SECTION DETAIL

1. Three copies of all sign designs as described herein shall be submitted to Landlord by Tenant. Tenant must receive landlord's written approval before sign can be manufactured or installed. Failure to have written approval can result in the Tenant being required to remove the sign at its sole cost and expense. Landlord's approval will be based on conformity to this sign criteria and harmony of the proposed sign with the standards of the center and co-tenants.
2. The sign drawings will be prepared by a reputable State licensed sign contractor. The sign drawings must include as a minimum the following information:
 - a. A scaled storefront drawing reflecting the proposed sign design in all dimensions as it relates to the store front elevation of tenant's premises.
 - b. Sizes of sign letters must be accurately dimensioned and spaced.
 - c. All construction details will match those shown on this criteria.
 - d. Plexiglass colors, paint finishes, and types of all materials.
3. Obtain a sign permit for each proposed sign or changes of copy from appropriate governmental authority prior to the installation of sign.
4. Each tenant shall install one illuminated Channel Letter sign located only on the space and surface specifically provided on the building exterior shown on the drawings. **NO** box or can type signs will be permitted. Tenants with a corner unit will be permitted two signs, providing the sign area does not exceed the maximum allowed by City Code or impact on other tenant's sign rights in the center.
5. Sign length shall not exceed ~~sixty~~^{eighty} percent (80%) of leased frontage. Signable area should be centered on the fascia horizontally with the bottom of the fascia as shown in the drawing.
6. The advertising and information content on the sign shall be limited to letters designating the store name.
7. Signs may include a logo, if specifically approved by landlord. Said logo shall not exceed a space four feet high by four feet wide.
8. Letters or logos, if approved, are to be 5.5 inches deep with sides and face of gloss finish. Letters may have a maximum height of 48 inches and a minimum height of 24 inches. Signs will be mounted flush to the building as shown. The fabrication and installation of the letters is subject to the following restrictions:
 - a. All Channel Letters to be fabricated of 22GA sheet metal with welded seams filled and buffed prior to painting.
 - b. Letter faces shall be on eighth inch thick, flat service colored Plexiglass as manufactured by Rohm & Haas or approved equal.
 - c. Retainer trim cap shall be three quarter inch bronze "plasco" brand trim cap edge. All trim caps retaining screws must be painted to match bronze trim cap.
 - d. Letter returns shall be painted with a minimum of two coats of No. 8540A Dark Bronze DuPont Central acrylic enamel, as manufactured by DuPont. Enamel finish is to be "semi gloss".
 - e. Double neon tubing to be used.
 - f. 30 MA high power factor transformers shall be used.
 - g. No exposed lamps will be permitted.
 - h. All signs shall be fabricated and installed with U.L. approval and in compliance with all applicable building and electrical codes.
 - i. No sign company labels will be permitted on the exposed surfaces of any sign.
 - j. All signs shall conceal the necessary wiring transformers, ballast, starters, and other necessary equipment within the individual letters or per approved detail.
9. ~~Only one line of copy is permitted for each tenant.~~ *A maximum of two lines of copy is permitted. Two lines of copy shall not exceed 48".*
10. No signs, except those described above shall be allowed. No flashing or rotating signs will be allowed.
11. The Tenant shall pay for all signs, installation (including connections), permits, maintenance and charges.
12. At the end of tenant's lease, tenant shall remove sign and replace the removable 1x10 board, painted to match existing building conditions, before tenant turns space back to landlord.

DESIGN CENTER * 2211-49 EAST GARVEY AVE. SOUTH * NEC / HOLLENBECK

D. Amalings, III

LANDLORD'S INITIALS _____

TENANT'S INITIALS _____