

RIVERSTONE SHOPPING CENTER
SW CORNER OF HIGHWAY 6 & RIVERSTONE
BLVD.

Missouri City, TX 77459

TENANT SIGN CRITERIA

FOR

DESIGN AND CONSTRUCTION



TENANT SIGNAGE CRITERIA:

The intention of the Tenant Sign Criteria is to outline requirements, hereby established, that control the design, fabrication, and installation of all externally visible tenant signage within commercial developments. It is the sole responsibility of the Tenant, in addition to complying with these guidelines, to comply with all current local governmental codes and ordinances and, when applicable, HOA sign requirements.

DEFINITIONS:

Electrical sign shall mean any sign containing electrical wiring or utilizing electric current to illuminate; this does not include signs illuminated by an exterior light source.

Wall mounted sign shall mean any sign affixed to the wall of any building; the sign area of a wall sign shall be computed to include the smallest geometric shape or a combination of geometric shapes, which completely encompass all elements in the sign face, the frame and any applied background that is not a part of the architecture of the building.

Arcade sign shall mean any sign that is shopping center specific tenant sign under canopy or wall blade sign.

Anchor or major retail tenant shall mean any tenant that occupies more than 20,000 SF of gross leasable area in a single space.

PROHIBITED SIGNAGE:

Signs constituting a traffic hazard: Tenant shall not install any sign which simulates or imitates in size, color, lettering, or design any traffic sign or signal, or any other symbols, or characters in such a manner that would interfere with, mislead or confuse traffic.

Immoral or unlawful advertising: Any signage to be exhibited, posted or displayed that is considered obscene, indecent, immoral or which suggests an unlawful activity.

Signs on doors or windows: No exterior sign shall be placed on the exterior premises except as permitted in writing by the Landlord. No sign of any kind shall be attached to a standpipe except those signs as required by code or ordinance.

Animated, audible, or moving signs: Signs consisting of any moving, swinging, rotating, flashing, or otherwise animated light, as well as signs that produce any type of audible sound.

Vehicle signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its making

of deliveries of merchandise or rendering of services from such vehicles. It is unlawful for a person to park a vehicle displaying a vehicle sign or a trailer displaying a vehicle sign within 15 feet of any edge of a parking lot that abuts a public right-of-way.

Freestanding signs: Landlord specifically prohibits Tenants from placing or installing any freestanding signs anywhere in the Shopping Center without the Landlord's prior written consent.

Off-premise signs: Portable, trailer, changeable copy signs are prohibited. Any unauthorized off-premises sign may be removed without notice by the Landlord at Tenant's expense.

Banners, flags, or pennants: Any signage temporary or permanent, paper, cardboard, or fabric that is used for any type of advertisement without the prior written consent of the Landlord.

Portable, trailer, changeable copy signs: Any signs that are portable, with or without wheels, wall, base, or pole mounted reader boards.

Temporary and provisional signs: Sign used for advertisement in any form, short term or long term, as wall signs, pennants, banners, and inflatable displays that are a non-permanent application.

Box signs: Any illuminated sign that deviates from an individually constructed and mounted channel letter, including but not limited to lighted sign boxes, lighted sign cans, illuminated sign cabinets, and the like.

Any additional signage types not listed here, or addressed within these criteria are subject to review and written approval by the Landlord.

GENERAL SIGN REQUIREMENTS:

Tenants must utilize the Landlord designated sign construction types for its wall or eyebrow signage. All signage must be internally illuminated by a light source fully integrated with the architecture of the building façade.

The maximum span of Tenant's signage shall not exceed 80% of its storefront and the maximum sign area for wall signs shall be two square feet for each linear foot of business frontage. However, sign letters must be scaled to the appropriate dimensions (for each tenant type) per these guidelines. The maximum sign area for wall signs on the rear building facade shall be one square foot for each linear foot of business frontage. The Landlord may increase or decrease the size of Tenant's sign to appropriately fit the overall appearance of the Shopping Center.

All signs and their installation shall comply with all applicable building and electrical

codes. All signage materials shall be UL labeled as required by the authority having jurisdiction. Visible UL labeling shall be kept to the absolute minimum required. Unnecessary labeling found on Tenant signs is prohibited (including sign manufacturers name and/or logos). Should the Landlord be caused to remove any aspect of unapproved signage or logos, such will be done at Tenant's sole expense and subject to the fines contained in the Lease.

All signs shall be designed, constructed, installed at the Tenant's sole expense. Permits for signs and their installation shall be submitted for, obtained and paid for by the Tenant or the Tenant's chosen representative.

Should the Landlord require under canopy signage, each tenant shall be required to purchase the designated under canopy signage from Landlord's sign vendor. The cost and maintenance of such signage will be at Tenant's sole expense.

All sign companies must be licensed by Missouri City, Texas or any other authority having jurisdiction and licensing requirements. In the event of conflict between this section 13 of the Missouri City sign ordinance and other laws, rules, and regulations, the most restrictive standard shall apply.

Sign companies shall carry property and liability insurance pursuant to the Lease. A copy of the insurance certificate naming Landlord as a certificate holder must be included with the initial sign package submittal as part of the Landlord's approval process.

Tenant shall be held liable, and bear all costs for, the removal or correction of its sign installation or any damage caused to the building during the installation.

Should a Tenant's lease be terminated, Tenant shall be held liable, and bear all costs for, the removal of its signage, as well as any necessary repair to the building after the sign's removal.

Text on signs shall not include the product sold, description of services or merchandise trade names except as part of the Tenant trade name or DBA. Logos will be permitted at the sole discretion of the Landlord.

Non-anchor tenants are to use 2"x 8" wire-ways to match the color of the facade. Raceways are prohibited. Anchor tenants with letters 4' high or greater are not allowed to have wire-ways or raceways, they must have individually mounted channel letters. Variance requests for the acceptance of such sign installation methods will be rejected.

WALL SIGN CONFIGURATION:

1. The maximum span of Tenant's signage shall not exceed 80% of its storefront and the maximum sign area for wall signs shall be two square feet for each linear foot of business frontage. However, symmetry with respect to the architectural design elements must also be maintained. Special conditions will be reviewed and considered by the Landlord on an individual basis.
2. An establishment located at the intersection of two public streets may utilize an additional 33 percent of wall sign area, provided that such establishment has business frontage along both public streets. Except as provided herein, no more than two square feet of wall sign area for each linear foot of business frontage may be located on any one front or side building facade. The maximum sign area for wall signs on the rear building facade shall be one square foot for each linear foot of business frontage.
3. A wall sign may be located on any portion of any facade of a building, except that such sign shall not be located on a facade that is located within 100 feet of a residential property line.
4. One horizontal line of copy is allowed unless Tenant name is too long to fit into 80% of the store width. In this case two lines are acceptable to form "stacked" copy. Symmetry with respect to the architectural elements must be maintained.
5. Signage shall be a minimum 3" in depth and a maximum of 5" in depth.
6. Letter size shall comply with the tenant type restrictions and shall not exceed 80% of the building façade (maximum percentage of storefront with signage).
7. Non-illuminated signage must be approved by the Landlord on an individual basis.
8. Letter/font style to be of tenants choice, with approval of the Landlord
9. A logo, trademark, or service mark of any color that constitutes up to 100 percent of the sign area of a wall sign, provided that such logo, trademark, or service mark shall be registered. An unregistered logo, trademark, or service mark of any color, provided that such unregistered logo, trademark, or service mark shall not constitute more than 50 percent of the sign area of a wall sign.

WALL SIGN HEIGHT:

All signs must be internally-lit, translucent letters with an aluminum frame.

ANCHOR OR MAJOR RETAIL TENANT:

Signband - Shall not exceed 90" height with 36" letters; light translucent letters; tenant name, logo, white only; limit one per tenant on signband; consideration may be given for buildings facing (2) streets and corner buildings; signage for all streets except Highway 6 is 10'.

OTHER RETAIL / SERVICE TENANTS (MAIN STRUCTURE):

Signband - Shall not exceed 36" height; 60" height for tenants greater than 10,000 SF; light translucent letters; 24" letters; tenant name and logo, white only; limit one per tenant on signband; consideration may be given for buildings facing (2) streets and corner buildings; signage for all streets except Highway 6 is 10'.

FREE STANDING RETAIL:

Signband – Shall not exceed 36" height; 60" height for tenants greater than 10,000 SF; light translucent letters; tenant name and logo only; white; one; facing street(s); consideration may be given for buildings facing (2) streets and corner buildings; signage for all streets except Highway 6 is 10'.

SERVICE STATION:

Signband- Canopy mounted, contained within canopy band; tenant name, logo, white; letters = height of canopy band or less; white only; two; facing street(s)

MOVIE THEATER:

Signband – 60" height with 24" letters; tenant name, logo one on signband; consideration may be given for buildings facing (2) streets and corner buildings; signage for all streets except Highway 6 is 10'.

HOTEL / MOTEL / INN:

Signband – 90" height with 36" letters; tenant name, logo, white; one per street; two maximum on parapet or wall structure

OFFICE:

Business Address - Signband – 12" height; building address only; type may vary, white only; internally-lit or unlit; one; main building entrance

Anchor Tenant ID – Signband – 48” height; one anchor tenant, building address; type may vary, white only; two; parapet or structural wall; one sign per wall or façade

PUBLIC / QUASI-PUBLIC:

Signband – 60” height with 24” letters; tenant name, logo and address, white only; one on signband; consideration may be given for buildings facing (2) streets and corner buildings; signage for all streets except Highway 6 is 10’.

ACCEPTABLE WALL SIGN TYPES:

Internally-Lit Channel Letters (White letters with Black returns)

Individual letters to have 3/16” white acrylic faces with .040” prefinished matte black aluminum returns and backs with 1” black Jewelite trim caps. Interior of letter boxes to have high-reflective white finish. Corners and seams shall be caulked to prevent light and water leaks. Each letter shall have 1/4” weep holes at the base to provide drainage. Illumination shall be white LED. Each letter to be grounded individually using Greenfield connectors. Letters to be mounted flush to building façade.

SIGN MOUNTING / INSTALLATION:

1. All Tenant sign copy will be centered horizontally in the sign area corresponding to each Tenant.
2. All bolts, fastenings, and clips shall be stainless steel or hot-dipped galvanized.
3. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition by means of continuous backer rod and sealant to match finish material color. Any sign attachments on the masonry facade must be made through the mortar only. Under no circumstance will attachments be permitted through the physical masonry. All mounting hardware shall be non-corrosive and neatly concealed from public view.
4. Sign contractor shall repair any damage to the fascia or any other facility part of the Shopping Center caused by his work, at their sole expense. If sign contractor defaults in any way, the Tenant will be responsible for timely sign contractor replacement and will bear the costs of any liquidated damages imposed by the Landlord.
5. For ease of installation of signage, access panels and in certain buildings, catwalks will be provided.
6. Conduit for signs shall pass through the fascia into respective Tenant’s ceiling plenum. Locate all transformers in Tenant’s ceiling plenum. Penetrations are to be sealed to be water tight with silicone sealant to match adjacent wall color. The

penetrations for conduit shall be made below the level of the roof, and under no circumstances shall roof flashing be penetrated.

7. No labels will be permitted on the exposed surface of signs except those required by local ordinance, which shall be installed in an inconspicuous location.
8. No exposed crossovers or conduit will be permitted.
9. All conductors, transformers, and other components shall be concealed from view. Location and/or concealment methods will be subject to approval in the submitted drawings by the Landlord.
10. Electrical service to all signage shall be connected to its Tenant's meter. Final electrical hook-up shall be performed by a licensed electrician.
11. All work to be done in a neat, workman-like manner.

SIGN OPERATION:

The Landlord shall have the right to establish, and change upon written notice, the required hours of illumination of any building sign. Such hours for the purpose of these criteria shall be from dusk to 12:00am.

Maintenance and proper operation of signs shall be the responsibility of the individual Tenant. Upon notification of improperly functioning signs, the tenant shall be responsible for completing all necessary repairs within three (3) business days. Thereafter, Landlord shall have the right to repair improperly functioning signs at the expense of the Tenant and subject to the fines outlined within Tenant's lease agreement.

STOREFRONT / DELIVERY DOOR:

Each Tenant will be permitted to place upon each entrance of its demised premises not more than 144 square inches of vinyl decal application lettering, not to exceed 3" in height, indicating hours of business, emergency telephone numbers, address, and entry/exit information.

Each Tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door, in a location as directed by the Landlord, and in 3" high block letters, the tenant name and address in the style and size stipulated by the Landlord.

Tenant may install on the storefront, if required by the U. S. Post Office, the numbers

only for the street address in exact location, letter style and size stipulated by the Landlord.

Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material 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. No window mounted neon signs are permitted.

All tenant storefront entrance and store identification shall be subject to the written approval of the Landlord. Such signage will be reviewed by the Landlord only with secured variances to the applicable code. Painted lettering will not be permitted. Special conditions will be reviewed and considered by the Landlord on an individual basis.

VINYL WINDOW GRAPHICS:

1. Materials and Color

White vinyl die-cut letters and/or graphics supplied and installed by the Tenant. Window signs for Public / Quasi-Public tenants shall be black vinyl, die-cut letters.

2. Size & Location

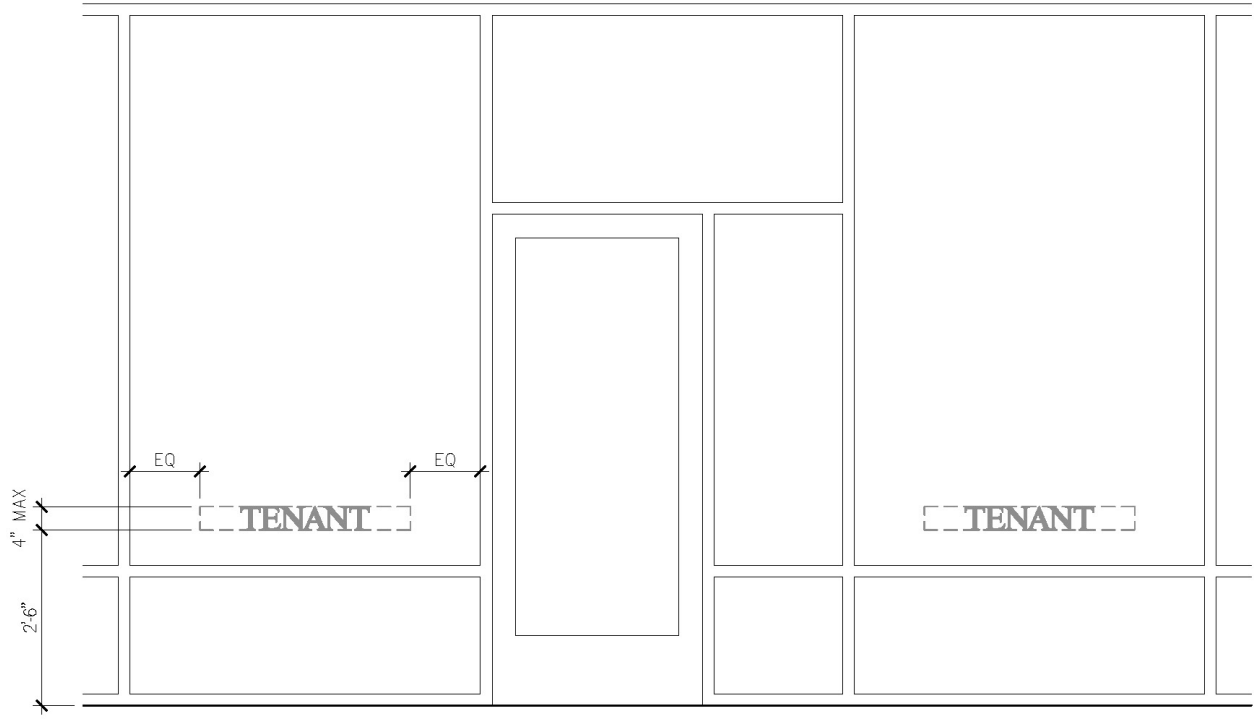
The graphics shall be determined by the Tenant and must occur on the interior surface of the glass adjacent to the main Tenant entry door as shown in the accompanying illustration. Letters are not to exceed 3" in height. Size shall be a maximum of 24" sq. in per window.

3. Type of Lettering

Tenants Logo and/or Logotype.

4. Sign Message

This shall be limited to the registered name of the Tenant.



SERVICE ENTRY GRAPHICS

1. **Materials**

High quality exterior grade vinyl die-cut letters supplied and installed by the Tenant.

2. **Size & Location**

The size and location on the exterior surface of the service entry door as shown in the accompanying illustration.

3. **Type of Lettering**

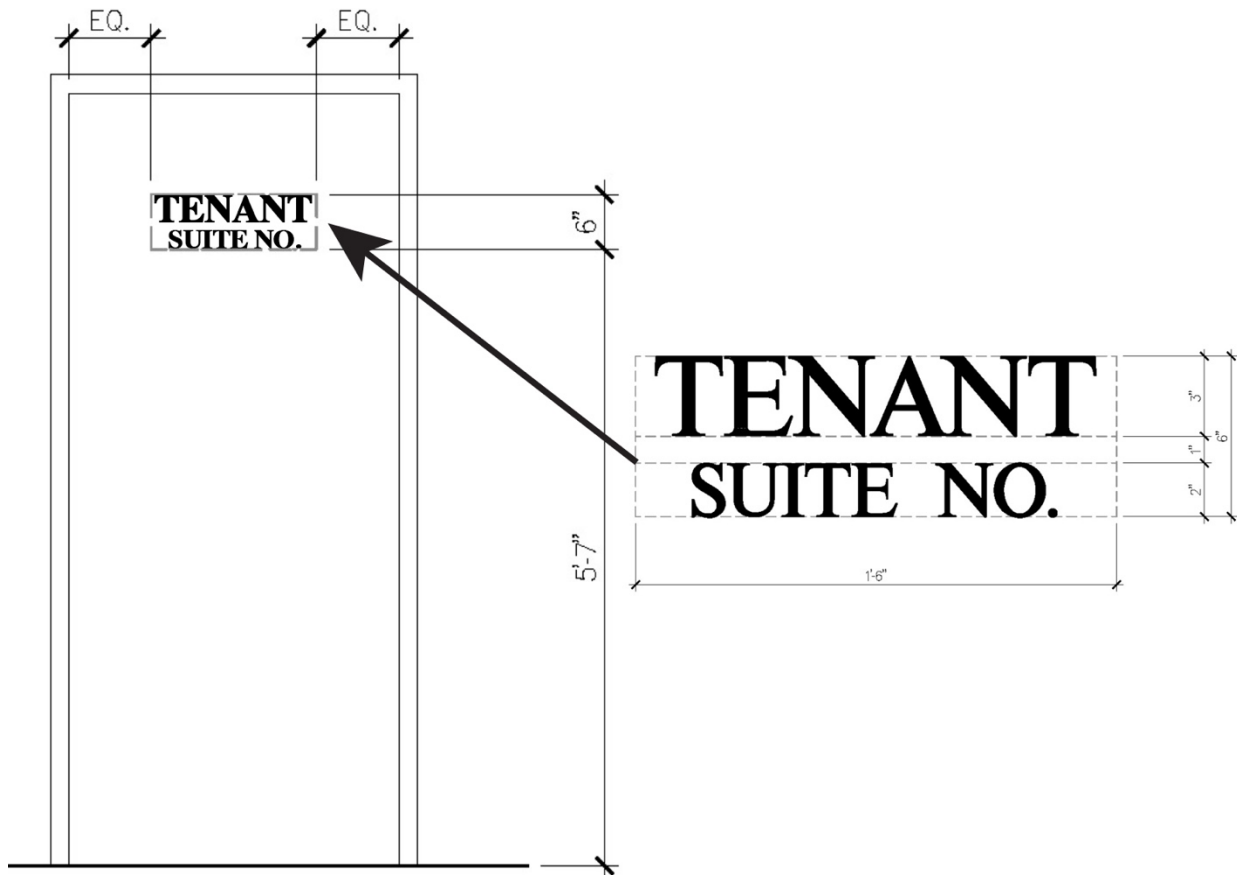
All copy must be in the Times Bold typestyle.

4. **Sign Message**

The copy is limited to the suite number only.

5. **Color**

Letters shall be white.



HOURS & EMERGENCY GRAPHICS/CREDIT IDENTIFICATION:

1. **Materials**

White vinyl die-cut letters and/or graphics supplied and installed by the Tenant.

2. **Size & Location**

The size shall be contained within a dimension of twelve inches (12") horizontally and twelve (12") inches vertically, and shall be located on the interior surface of the sidelight of the main customer entry door 2 inches above the bottom edge of the sidelight glass.

3. **Type of Lettering**

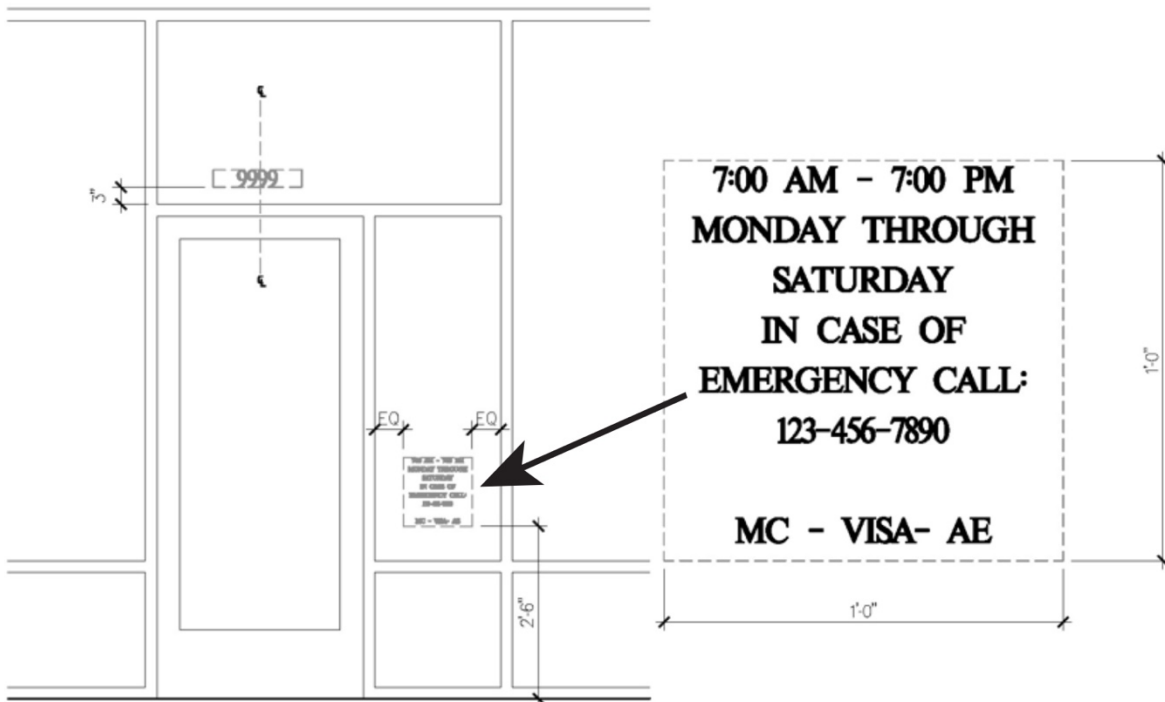
All copy must be in the Times Bold typestyle with a $\frac{3}{4}$ " cap height.

4. **Sign Message**

This sign is limited to the hours of operation and emergency phone numbers. Credit card identification stickers must also be within this area.

5. **Color**

Letters shall be white. Credit card identifications must be small and unobtrusive in color.



ARCADE SIGN:

1. Materials

Waterjet cut aluminum and glass fascia panel as provided by Landlord. Tenant Logo and/or Logotype allowed in vinyl die-cuts on both sides of glass.

2. Size of Sign

Sign is 2'-0" x 1'-10". Metal panel is 12" x 24".

3. Double Faces

Signs of this type shall be double faced to be viewed by customers approaching from either direction.

4. Sign Message

This shall be limited to the registered name of the Tenant. Logos or approved icons may be permitted at Landlord discretion.

5. Color and/or Graphics

Letters shall be a uniform color and match white vinyl die-cuts.

6. Mounting Details

Signs of this type shall be mounted from the mullion opposite to the Tenant's doorway at right angles to the line of the Tenant's store front by the Landlord. Refer to the accompanying illustration on the following page as an example.

