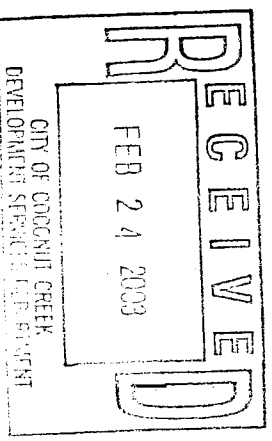


UNIFORM SIGN PLAN
WESTCREEK COMMONS
(5/30/02)(2/12/03)



Wall Sign Requirements

- Plans for all signs must be submitted for Landlord's review and approval prior to application for permit by Tenant. Plans must include proposed location, size and style of lettering, material, type of illumination, installation details, color and logo design.
- Tenant shall be permitted to install one wall sign within the Tenant's designated sign area where shown on the attached sketch.
- Wall signage shall be a maximum of 30 square feet per establishment. Maximum individual letter height shall be 24 inches. Double lines of copy shall be a maximum of 24 inches in total height. Signage shall be centered both horizontally and vertically within the designated signage area.
- Signs shall consist of internally illuminated individual letters with flat Plexiglas faces. Letters to be fabricated in aluminum with non-corrosive, weather resistant components and hardware. No metal staples are to be used.
- Colors of the Plexiglas faces are to be Dark Green #2030 Plexiglas Acrylic with gold jewelite finish trim cap and bronze returns both Lacey 20 series. No exposed crossovers, transformers or conduit will be permitted. All transformers shall be mounted on the rear of the parapet wall or inside the Tenant's premises (above-ceiling). Tenant's sign contractor shall not utilize a raceway Wall signage is to be single channel letter.
- Tenant shall be responsible for the permitting, fabrication, installation, and maintenance of Tenant's signage. All work to be done at Tenant's expense by a qualified and licensed sign contractor selected by Tenant.
- Subject to the dimensional requirements herein, regional, national, or international franchises shall be given reasonable consideration with respect to company standard logo and lettering style that are an integral part of the franchise image and identity. However, the color of the sign face must still be Dark Green #2030 Plexiglas Acrylic unless otherwise approved by Landlord and the City of Coconut Creek.

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FOR
CONVERTION
BY TEEBA
CLIVE.
8-26-03

Window Sign Requirements

- One (1) permanent identification name sign per business frontage shall be permitted not to exceed three (3) square feet. In no instance shall signage exceed 25% of the window or door panel on which it is placed. Maximum height of letter is three (3) inches. Sign area is an area enclosed by a perimeter line enclosing all letters. Such sign shall not be illuminated. Name of business and hours are to be placed on one (1) door only.
- One (1) permanent hours of business sign per business frontage shall not exceed ~~two (2)~~ one and one-half (1 1/2) square feet. Maximum height of letter is two (2) inches. Sign area is an area enclosed by a perimeter line enclosing all letters. Such sign shall not be illuminated. Name of business and hours are to be placed on one (1) door only.

Rear Door Signs

- The Landlord will provide an initial set of vinyl address numbers for each Tenant's rear entry door.

Prohibited Signage:

- Paper signs, cardboard signs, wood signs, hanging signs and/or stickers or decals utilized as signs.
- Signs of temporary character or purpose irrespective of the composition of the sign or material used (other than Grand Opening signage with the prior approval of Landlord).
- Roof signs.
- Pictures, paintings, or caricatures.
- Box signs or cabinet signs.
- Advertising devices, slogans, merchandise or service listings.
- Animated, moving or rotating signs or portions of signs; including wind operated devices.
- Flashing, oscillating or intermittent lights.
- Painted on or luminous painted letters.
- Noise making devices.
- Non-illuminated metal, wood or plastic letters.
- Free standing signs (pole, pylon type or ground signs) other than those installed by the Landlord.

- Banner signs or awnings (other than Grand Opening signage with the prior approval of Landlord).
- Any other signs or graphics or components which, in the Landlord's determination, will distract from the overall shopping center theme and/or character of the center.
- Exposed neon signs or neon window trim.
- Signage not permitted by the City of Coconut Creek.

Other:

- Landlord reserves the right to modify this Uniform Sign Plan from time to time in its sole discretion.