

EXHIBIT D

SIGN CRITERIA

Prior to sign purchase and installation, the Tenant shall submit two (2) copies of drawing or renderings of proposed sign to be reviewed and approved by Landlord and/or its agent. Tenant will assume liability for placement of sign prior to written approval.

The cost and installation of sign incurred shall be the responsibility of the Tenant.

Sign fabrication is to be completed with the following specifications:

1. Tenant shall be required to identify the leased premises by a sign that consists of individual channel letters lighted with internal neon.
2. Sign drawings shall graphically show construction and attachment details.
3. Signs shall be limited to Tenant, trade name or logo only. Advertising devices, flashing lights or moving messages will not be permitted.
4. Each individual letter shall have concealed attachment devices (this includes clips, wires, transformers, and neon).
5. Sign letters shall not be less than 10 inches high nor exceed 24 inches in width with 4 _ inches in depth. All signs to be mounted on raceway, painted Sherwin Williams A100 flat white.
6. The length of same sign shall be no greater than 80% of the linear distance of the storefront facia upon which the sign is mounted.
7. The Tenant shall be responsible for restoring to its original condition the storefront facia, including removal of all signs.
8. Additional signs will not be permitted (paper, glass windows, or decal signs) pending written approval of Landlord and/or Agent.
9. Raceway must be mounted at least _ inches off of mansard.
10. All holes must be property caulked and sealed.

Tenant acknowledges that it is Landlord's intention to develop and maintain a first-class appearance. The Sign Criteria is an extension of such intention, and the Tenant will put forth its best effort to uphold and maintain these standards.

ACKNOWLEDGED this _____ day of _____, 20____.

BY _____, TENANT.