



Signage Criteria

The purpose of the sign criteria is to establish standards and guidelines for design and installation of Tenant Signage:

Tenant or Signage contractor is responsible for submitting THREE (3) copies of fabrication drawings and ONE (1) digital copy to landlord. These drawings must illustrate: (i) The proposed sign in Elevation (3/8" = 1" scale) showing all dimensions including spacing between words with the typical letter stroke also being indicated; (ii) Full specifications of all materials and colors; and (iii) One or more section drawings of sign and raceway, to fully describe the methods of assembly, method of attachment to building and electrical components used. Digital copy can be emailed to mgmt@dihohouston.com.

I. DESIGN, DIMENSIONS & LOCATIONS:

- (1) All signs shall be in the form of RED individual letters. Any Chinese characters shall be in traditional Chinese font.
- (2) To maintain a high-quality retail environment, no formed plastic, injection molded plastic, or box-type back-lit panel signs are permitted.
- (3) Only one logo permitted. If logo is any color other than red, it cannot take up more than 50% of the signage area.
- (4) Letters and logo will be mounted on a raceway mount, painted to match the color of the building façade.
- (5) All signs shall be centered vertically and horizontally over the leased space. The maximum vertical height for one line of copy shall not exceed 18.71 inches or be less than 12 inches. The maximum vertical height for two lines of copy shall not exceed 42 inches including space between lines (4 inches minimum to 6 inches maximum). The length of a sign shall not exceed 80% of the lease frontage. (For example, a 20 foot frontage lease can have a maximum sign length of 16 ft).
- (6) The lighting shall be controlled by a 7-day, 24 hour time clock in accordance with local ordinance.

II. CONSTRUCTION REQUIREMENTS:

- (1) Channel letter face to be 3/16" acrylic.
- (2) Channel return (side) is 5" deep .040" pre-finished bronze anodized aluminum.
- (3) Channel back is made from aluminum sheeting at least 0.063" thick.
- (4) All fasteners, screws, bolts, etc., used in the fabrication of the signs, must be rustproof.
- (5) Front lit channel letter sign. Light source can be white LED or neon illumination.
- (6) Sign letter shall be fastened to a raceway that houses all wiring supports, and painted to match the color of the wall.
- (7) The minimum gauge of aluminum used to fabricate sign letters shall be .040".
- (8) The minimum thickness for the plexiglass facing shall be 3/16 inch. All letter faces must be red. No white outline on red letter faces allowed.
- (9) All sign drawings and lettering shall be submitted to the Landlord for approval. Drawings are to be submitted for approval before any fabrication has begun. Any sign erected without the Landlord's written approval may be removed by the Landlord at Tenant's expense.

III. MISCELLANEOUS REQUIREMENTS:

- (1) Each electrical sign, and the installation thereof, shall comply with all local building and electrical codes.
- (2) There should be no unattached or dangling electrical cord from the Demised Premise to the store front sign. An access door (Acudor ED 2002 Universal, size 24x24) must be installed to ensure easy access to the electrical box. Placement of access door should be consistent with the Shopping Center and approved by Landlord. In the situation where Acudor ED 2002 Universal is discontinued, Tenant will seek Landlord's approval on using a similar quality and size replacement.
- (3) Tenant shall obtain all necessary permits for signs, and the construction and installation of signs.
- (4) All penetration of the building structure required for sign installation shall be neatly sealed in a watertight manner.
- (5) Any sign that does not conform to the requirements of this signage criteria, or was not approved by Landlord, upon written notice from Landlord, shall be either immediately removed or brought into conformance at Tenant's sole expense.
- (6) The following signs are NOT permitted: Cloth signs or streamers hanging in front of business, roof or box signs, animated or moving components, intermittent or flashing illumination, iridescent painted signs, letter mounted or painted on illuminated panels, temporary or tent signs, canopy or awning signage, exposed neon signs, signage with moving parts, signage in hallways or common areas.
- (7) Tenant shall defend, indemnify, and hold Landlord harmless from, for and against all claims, costs, attorney's fees, damages, expenses, liabilities and/or losses arising from the installation, maintenance, and repair of Tenants signs.
- (8) Signage must be set to be turned on according to shopping center's requirement. Tenant is responsible to maintain and repair its own store front sign.