

THE TERRACE SHOPPES

AT SPRUCE CREEK

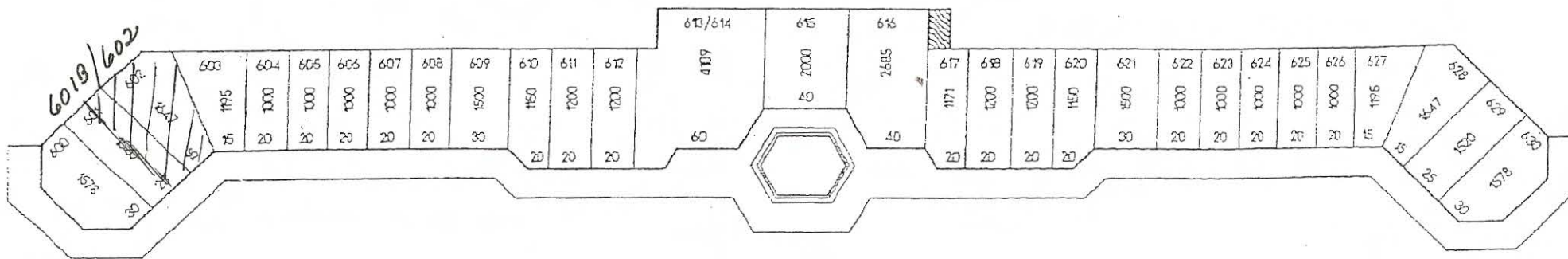


EXHIBIT "A"

Exhibit "B"

SPRUCE CREEK TERRACE SHOPPES SIGN CRITERIA

- 1/ All signs shall be individual channel letters mounted to raceway, not to exceed 12' in length and 24" in height.
- 2/ All signs subject to Landlord's approval via color scale layout.
- 3/ All signs shall be fabricated by licensed sign contractor with proof of liability and worker's compensation.
- 4/ All signs shall be mounted in area designated by written approval of the Landlord only.
- 5/ Electrical power to signs shall be extended from the electrical service supplying tenant's premises at the tenant's expense.
- 6/ Permits (if required) shall be obtained by the tenant.
- 7/ All signs shall bear a U/L label.
- 8/ Design, construction, installation and maintenance of signs shall be at the expense of the tenant.
- 9/ Tenant will submit design, color, scale, layout, locations, and other specifications to landlord for written approval. If any of the above sign criteria is not met, Landlord may remove unauthorized sign, and store it at the cost of fifty dollars (\$50.00) per week. Landlord shall be indemnified from any claim damages.
- 10/ Once erected, Tenant shall keep and maintain, and replace if necessary at Tenant's expense, all and every part of the sign in good order, condition and repair. Tenant shall be responsible for any damages occasioned or caused by the actions of Tenant, it's agents, invitees or employees as a result of Tenant's repair obligations hereunder.
- 11/ If Landlord deems any repair which Tenant is required to make necessary, Landlord may demand that Tenant make such repair immediately. If Tenant refuses or neglects to make such repair and to complete the same with reasonable dispatch, Landlord may make such repair, and Tenant shall, on demand, immediately pay to Landlord the cost of said repair, together with interest at ten percent (10%) per annum. Landlord shall not be liable to Tenant for any loss or damage that may accrue to Tenant's stock or business by reason of such work or it's results.
- 12/ Tenant will own their sign and may remove it at the end of their lease, provided however, that the building is restored to its original condition, except that electrical will remain in place. Landlord will reserve security deposit pending inspection for compliance with this provision. If Tenant fails to remove the sign, Landlord may do so and charge all cost of removal and repair to Tenant as a further provision of this lease.
- 13/ Each Tenant signatory under the lease must also execute this document (sign criteria) prior to application to Landlord for signage. Upon execution, the sign criteria herein will become an exhibit to the lease and thereby amend its terms.