

EXHIBIT D
CANADA CROSSROADS SHOPPING CENTER
SIGN CRITERIA

APPROVED BY: TC/PZ/ORB/BOA
11/9/04 OV317409
DATE
Amrithan Hew
PZ PROJECT MANAGER

1. All signage, both interior and exterior façade, shall conform completely to the Oro Valley Zoning Code Revised (OVZCR). Tenant shall submit to Landlord or Landlord's designated representative, prior to the permitting and construction, Tenant's proposed signage for the Leased Premises. Landlord will respond within five (5) working days of Landlord's authorization to proceed or requested modifications to the proposed signage. Landlord retains the right to request modifications to Tenant's signage submittal to maintain the architectural integrity of the Project.
2. In accordance with Oro Valley's criteria, all signage must not exceed 1 square foot of signage for every linear foot of frontage of the Leased Premises. All proposed signs must be of individual, rear-illuminated letters (halo illumination, white neon or white LED illumination) not to exceed 24 inches in height on a single-line sign and 16 inches in height on a two-line sign. All letters shall be painted with a "**copper patina finish**" similar to the surrounding commercial projects. No can signs or logos are permitted. Corporate Tenant logos may be considered by Landlord subject to architectural integrity and Oro Valley approval.
3. All proposed signs must meet all local, state, and national electrical codes and be constructed by a licensed and insured sign manufacturer/installer.
4. All maintenance and repairs of the approved signage will be solely at Tenant's expense during the term of the Lease and any future extensions or expansions.
5. Tenant agrees that it shall keep its signage illuminated daily during hours to be set by Landlord to promote the visibility of the Project. Such policies, however, shall be in compliance at all times with the Town of Oro Valley.
6. Tenant agrees that it shall conform at all times with the requirements of the Town of Oro Valley and in the event that a citation or request for alteration is required, to comply within thirty (30) days of issuance by the Town of Oro Valley.
7. Tenant acknowledges that A-Frame signs shall be prohibited. If this policy is violated, Landlord shall remove said unapproved signage immediately and at Tenant's expense.
8. Window Signage. Must be previously approved by Landlord and must be in accordance with Oro Valley's criteria. All window signs shall be in gold leaf lettering, and shall contain no illumination. Business Name/Hours of Operations: Signs shall identify the name of the business along with the hours in which the business is open and/or closed for operation shall not exceed a maximum of three (3) square feet. Display Area: Shall be defined as an area for the purpose of displaying services and/or promotional item shall not exceed a maximum of six (6) square feet.

9. There shall be no more than three (3) freestanding and/or Shopping Center identification signs for the entire complex. They will be no more than 50 square feet in area, no more than 8' OAH from finished street grade with internal white fluorescent illumination, and that there shall be no tenant logos allowed on these signs. No single tenant may be allowed to be placed on more than one freestanding sign per street frontage.

10. Any "Grand Opening" banners shall be erected only if permitted and approved by the Town of Oro Valley.

APPROVED BY: TC/PZ/ORB/BOA
11/19/04 OV30409
DATE
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PZ PROJECT MANAGER

LANDLORD:

TENANT:
