

## ***Thornwood Market Row Tenant Signage Specifications***

**1730 S. Germantown Road, Germantown, TN 38138**

### **I. General**

- A. The guidelines as outlined herein establish the framework (“Specs”) for all Tenant signage within Thornwood Market Row (the “Project”) and shall be used by the Tenant, sign manufacturer and sign installer for the submittal, review, and approval of all signage within the Project. Unless specifically approved by Landlord in writing, no deviation will be allowed from the Specs.
- B. Signage material, fabrication, and installation must meet the City of Germantown and Shelby County Code sign ordinances. Sign construction, design, and installation must fully comply with the National Electrical Code.
- C. No signage shall be fabricated, installed or submitted to the City of Germantown for approval or permitting until fully approved in writing by Thornwood Mixed Use Partners (the “Landlord”). Sign submittals shall be made to Landlord as follows:

Thornwood Mixed Use Partners

Attn: M. Spence Ray

1468 Kimbrough, Ste 103

Germantown, TN 38138

(901)-754-7774

[sray@mcneillcre.com](mailto:sray@mcneillcre.com)

All submittals shall be made to Landlord via email in Adobe PDF format and in writing via hand delivery, US mail or by recognized overnight delivery service such as FedEx or UPS.

- D. Sign submittals shall be drawn to an accurate scale of 1-1/2” to 1’0”. Sign submittals shall accurately identify and specify sign material, color, thickness, mounting and design of LED lighting.
- E. Sign submittals shall include samples of any colors and materials no larger than 5” x 5” and no smaller than 2” x 2”.
- F. Permitted Signs: Wall Signs (Project, Building Identification & Tenant), Sandwich Boards, and Hanging Blade Signs

### **II. Specifics**

- A. Subject to compliance of all aspects of the Specs, the following signs are permitted:
  - 1. Sign panel
    - a. Sign panel shall be used exclusively as the background for the name of the business above which it is situated.

- b. Landlord shall provide and install a panel (“Sign Panel”) for each elevation where Tenant intends to install signage. The panel shall be 42” tall. See Exhibit B.
  - c. The Sign Panel shall be fabricated out of aluminum and painted matte black. The Sign Panel is the property of the Landlord and shall not be removed, damaged or modified.
  - d. All signs shall be mounted on the Sign Panel in the locations as shown on the Sign Location Plan (Exhibit A). All signs shall be centered vertically and horizontally within the borders of the Sign Panel.
  - e. Panels shall be removed from the building façade upon a tenant vacating a leased space.
2. Wall Signs:
- a. Each Tenant may have up to (2) two wall signs in the locations as shown on the attached “Sign Location Plan” (Exhibit B).
  - b. Wall signs shall be limited to one (1) sign per interior parking deck elevation and (1) one wall sign per exterior street frontage
  - c. Size:
    1. Project or Building Identification Signs – Wall signs shall have a maximum total sign area of 75 square feet, or one foot for each linear foot of building wall or lease space on which the sign is erected, whichever results in the smaller sign area. DECD may approve additional sign area never to exceed 75 square feet. The Design Review Commission, may approve additional sign area up to a maximum of 100 square feet.
    2. Tenant Space - Wall signs shall have a maximum total sign area per exterior façade of each tenant space with entrance of 50 square feet, or one (1) square foot for each linear foot of building wall or lease space on which the sign is erected, whichever results in the smaller sign area, never to exceed 50 square feet.
  - d. Signs are limited to individual stud mounted, back-lit aluminum letters with a maximum height of 34”. The depth of letters shall be no less than 3” and no greater than 4”. All letters or logos shall be mounted no less than 1” and no more than 2” off the face of the Sign Panel.
  - e. All tenant sign faces and returns shall be SW 7008 Alabaster.

- f. All project or building Identification Signs shall be Duroic Bronze.
  - g. All signs must be individually back-lit illuminated with white LED's.
  - h. Fonts used on all signs are subject to Landlord review and approval.
  - i. Subject to approval by Landlord and City of Germantown, Tenant may use logos consistent with national, regional, or local Company branding as part of their sign in accordance with the City of Germantown sign ordinance. Logos may not exceed 10% of the maximum signage area.
  - j. Tenant is responsible for providing electrical junction box with power supplied via a circuit to Tenant's electrical panel meeting National and Shelby County Electric Code.
3. Hanging Blade Signs:
- a. Each Tenant may have (1) hanging blade sign.
  - b. The hanging blade sign shall be limited to the interior parking deck elevation. The dimension of the blade sign shall be as follows:
  - c. Size: Hanging blade signs shall have a maximum total sign area of 9 square feet per side with a maximum height and width of 3' each, and a maximum thickness of 4".
  - d. All text including tenant name shall be Alabaster White.
  - e. The hanging blade signs shall be as shown on attached Exhibit C. If Tenant elects to have the approved sandwich board sign, Landlord will provide and install at Tenant's expense.
4. Sandwich Board:
- a. Each Tenant may have one (1) sandwich board sign.
  - b. The sandwich board sign shall be located on the parking deck side of the building façade.
  - c. Size: Sandwich Board Sign shall have a maximum total sign area of 5 square feet per side with a maximum height of 42" and width of 30".
  - d. The tenant/business name shall be clearly legible on the sign.
  - e. The sandwich board sign shall be displayed outside each store only during business operating hours and shall be stored inside during all times stores are not open for business.
  - f. The sandwich board sign must not interfere with pedestrian travel or encroach upon the accessible path/sidewalk.

- g. The sandwich board sign shall be as shown on Exhibit D. If Tenant elects to have the approved sandwich board sign, Landlord will provide and install at Tenant's expense.

### **III. Miscellaneous**

- A. Landlord shall provide project standard building address numbers on the front and rear doors.
- B. At the expiration of the lease, Tenant shall have Tenant's sign removed by a professional sign company licensed in Shelby County Tennessee within (5) business days of vacating the leased premises.

### **IV. Secondary Signage**

- A. No signage, graphics or materials of any type may be placed on the windows of the leased premises.
- B. Subject to review and approval of Landlord and City of Germantown, surface mount vinyl Storefront signage providing Tenants name, logo and operating hours may be placed on the glass entrance doors and rear service delivery doors in accordance with the City of Germantown sign ordinance. Total area on any glass entry door or rear service doors shall not exceed a total of one square foot and no individual letter may exceed 4" in height. The color of any vinyl letterings shall be Alabaster White.

### **V. Prohibited Signage**

- A. Portable (except approved sandwich boards) or temporary unless specifically approved by Landlord and City of Germantown.
- B. Flashing, rotating, moving or strobe signs of any type.
- C. Box, Cube or Panel Signs.
- D. Specifically prohibited is any type of temporary ground signs, including paper, plastic or metal signs placed on stakes, post, wires within the project common areas or street frontages.
- E. Specifically prohibited are passing out or distributing leaflets, circulars, advertising material of any kind anywhere and at any time within the Thornwood Development.
- F. Specifically prohibited is parking any vehicles or trailers within the Thornwood Development containing advertising graphics or promotional messages related to Tenant's business. Tenant expressly acknowledges that Landlord will have all vehicles in violation of this provision immediately towed at Tenants expense.

- G. Specifically prohibited is Tenant engaging, providing or contracting for any person to advertise using costumes by wearing promotional materials anywhere within the Thornwood Development.





Exterior Finish Schedule		
DESCRIPTION	FINISH	LOCATION
BRICK (UPPER FLOOR)	BRICK	WALLS, TERRAZZO, BRICK, BRICK, ALL THE WAY DOWN
BRICK (LOWER FLOOR)	BRICK	WALLS, BRICK
CLADDING (WALL)	PAINT (WALL)	WALL
WOOD (UPPER FLOOR)	WOOD - ALL CLADDING TO 4'	WALL ABOVE
WALL	CONCRETE, BRICK, BRICK, BRICK & BRICK	WALL ABOVE
WALL	7" BRICK (UPPER FLOOR)	WALL ABOVE

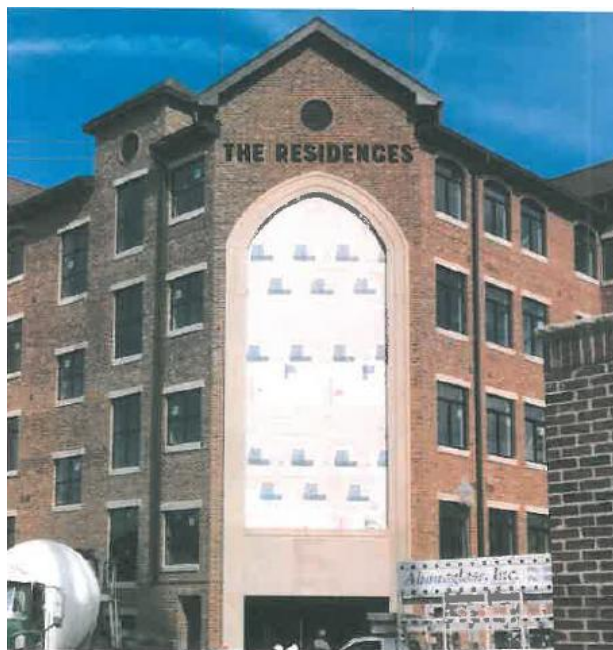


EXHIBIT B: WALL SIGNS

Tenant Wall Sign

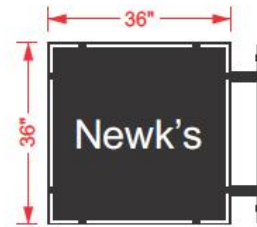


Project or Building Identification Sign





**EXHIBIT C: HANGING BLADE SIGNS**



MANUFACTURE AND INSTALL  
(13) 3' x 3' BLADE SIGNS  
(MATTE BLACK)  
WITH REMOVABLE  
3/8" THICK TENANT PANELS  
WHITE VINYL COPY

**EXHIBIT D: SANDWICH BOARD SIGNS**

