

Common Areas and all doors of the Demised Premises both for pedestrians and motor vehicles. The parking spaces, driveways and footways in the Shopping Center, the lighting equipment of the Shopping Center and the traffic flow pattern of the Shopping Center shall be laid out initially as approved by Tenant and shall not be changed without the consent of Tenant in writing. The entrances and exits of the Shopping Center shall be laid out initially as shown on the Lease Plan and shall not be changed without the consent of Tenant in writing. If at any time or times any median strip shall be established in either or both of said streets or if any crossovers in any median strip now established shall be relocated, then Landlord shall make such relocation of (i) the entrances and exits of the Shopping Center from and to either or both of said streets and (ii) the driveways of the Shopping Center, and such changes in the traffic flow pattern of the Shopping Center, as shall be reasonably requested in writing by Tenant, to conform to crossovers in said median strip. Except as in this lease expressly otherwise permitted, without the written consent of Tenant: (A) no buildings within the Shopping Center may have a second story (other than mezzanines) or a basement; (B) no marquee of any store may extend more than twelve feet in height above the ground or more than twelve feet in depth from the store front line; (C) no parapet of any store may extend more than twenty feet above the ground; (D) no sign may be erected or maintained on the exterior of any store, in the Common Areas or in any other areas of the Shopping Center except directional signs and a sign upon the marquee or against the parapet of each store the characters of which sign shall not exceed four feet in height and the top of which sign shall not be more than eighteen feet above the ground, and (E) no sign visible from the exterior of any store shall have any bulbs or other form of lighting that go on and off intermittently. Notwithstanding the restrictions contained in the immediately preceding sentence, and as an exception thereto, any store operated by, or under franchise from, and under the name of, a national or regional chain store organization may have such parapet or identification sign upon its store as may be the characteristic parapet or identification sign of said chain store organization for all stores opened by said chain store organization at or about the time of the erection of such parapet or sign, (including a sign of the type described in subdivision (E) immediately above), provided that the highest point of such parapet or sign shall not be higher than thirty-two feet above the ground.

Landlord agrees that prior to the Commencement Date (hereinafter defined) Landlord shall erect in the Common Areas a pylon sign ("the Pylon Sign") in accordance with the specifications of the Tenant, in the location designated "Main Pylon" upon the lease plan and Landlord shall bring electric service thereto. The Pylon Sign shall include the pylon structure but shall not include any sign panels. Tenant shall have the right to place an identification sign panel upon the Pylon Sign. Landlord shall have the right to place a Shopping Center identification panel upon the Pylon Sign. The Pylon Sign may not contain any other identification or advertising panels without the written consent of Tenant.

(Continued on Next Page)