

FOXBANK TOWNE CENTER

SIGNAGE CRITERIA GUIDELINES

I. PURPOSE AND OBJECTIVES

The purpose of the Foxbank Towne Center Signage Criteria Guidelines is to establish environment graphic standards for all commercial parcels and uses and to aid Tenants and Outparcel Owners in creating a unified and harmonious community.

The objectives of the Signage Criteria Guidelines are to create an attractive shopping and working environment through consistently high planning, construction and design standards.

The Signage Criteria Guidelines set forth in this document are the basis upon which the Tenant/Outparcel Owner's signage plans shall be reviewed by Foxbank Commercial Development, LLC (the "Declarant").

The Signage Criteria Guidelines and all Exhibits attached hereto may change from time to time at the sole discretion of Declarant.

II. LIMITING CONDITIONS

The written requirements and illustrations set forth or referred to in this document are intended to convey an overall design framework by establishing standards within which detailed design solutions may be prepared. The Signage Criteria Guidelines are not intended to be detailed construction documents.

Further, the Signage Criteria Guidelines are for informational purposes only. They do not constitute (i) an offer to sell, lease or otherwise convey an interest in any portion of the property owned by Declarant; or (ii) any representation by Declarant with respect to any offer to sell, lease or otherwise convey an interest in any portion of the property owned by Declarant. Any such offer or representation must be in writing and signed by Declarant.

III. GOVERNMENTAL AND THIRD-PARTY AUTHORITY

The Signage Criteria Guidelines set forth herein are not intended to take precedence over any rules or regulations provided by Berkeley County, the State of South Carolina, the federal government or any other governmental agency with jurisdiction over Foxbank Towne Center.

The Declarant's approval of plans and specifications submitted in accordance with the Signage Criteria Guidelines shall not relieve a Tenant/Outparcel Owner of their responsibility to comply with the rules and regulations of any governmental agency with jurisdiction over Foxbank Towne Center.

In addition to governmental approvals, the Signage Criteria Guidelines set forth herein, as well as all signage to be constructed in accordance herewith, is subject to the review and approval of Foxbank Ventures, LLC. Each and every Tenant/Outparcel Owner is hereby prohibited from contacting Foxbank Ventures, LLC directly for any reason with regard to signage; Declarant shall submit such signage as is required to Foxbank Ventures, LLC for review and approval in accordance with the terms of these Signage Criteria Guidelines.

IV. SIGNAGE OVERVIEW

A. Overview

The Signage Criteria Guidelines provide parameters for the design, location, materials, construction and installation of signs in Foxbank Towne Center. All signs require prior written approval from the Declarant prior to construction and installation. Declarant's review and approval shall be at Declarant's sole discretion and all facets of each sign shall be considered (including, but not limited to, design, location, materials, colors, font, construction, installation, etc.).

B. Definitions

“Awning/Hard Canopy Sign” shall mean the individual lettering and logos attached to or painted, stenciled or otherwise placed on a structure made of flexible or inflexible material that is attached or unattached to a building.

“Building Signs” shall mean Channel Letter Signs, Channel Letters on Raceway Signs, Placard Signs and Reverse Channel (Silhouette) Signs.

“Channel Letter Sign” shall mean a sign composed of individual letters with plastic or glass face, either internally or externally illuminated, applied to a building face, which shall consist of individual, welded aluminum letters constructed of .050 edges and .063 backs with 3/16” flat cut Plexiglas faces retained by 1” Trim Cap. .050 returns and .063 backs minimum.

“Channel Letters on Raceway Sign” shall mean a sign composed of individual letters on a raceway with plastic or glass face, either internally or externally illuminated, applied to a building face. The raceway shall be painted to match the face of the building upon which the sign is mounted, and the sign shall consist of individual, welded

aluminum letters, mounted on a continuous aluminum raceway, constructed of .050 edges and .063 backs with 3/16" flat cut Plexiglas faces retained by 1" Trim Cap.

"Directional Monument Sign" shall mean a Monument Sign erected on any portion of Foxbank Towne Center referencing a Tenant/Outparcel Owner and providing vehicular traffic with directional information, as further depicted and/or described in Article XIII "Commercial Signage" of the Foxbank Plantation Brand Identity Manual.

"Façade" shall mean the wall(s) of a leased or owned premises adjacent to, but excluding, the Storefront.

"Foxbank Towne Center" shall mean the property further described on Exhibit 1.

"Free Standing Sign" shall mean any detached, ground sign.

"Master Sign Plan" shall mean the depiction shown on Exhibit 2.

"Monument Sign" shall mean a Free Standing Sign erected on any portion of Foxbank Towne Center which may be internally lit, as further depicted and/or described in Article XIII "Commercial Signage" of the Foxbank Plantation Brand Identity Manual.

"Outparcel" shall mean any portion of Foxbank Towne Center designated as an Outparcel by Declarant.

"Outparcel Monument Sign" shall mean a Monument Sign located on an Outparcel which may be internally lit, as further depicted and/or described in Article XIII "Commercial Signage" of the Foxbank Plantation Brand Identity Manual.

"Outparcel Owner" shall mean any owner of an Outparcel.

"Placard Sign" shall mean a sign composed of an externally illuminated flat placard with the message and background painted on the face. Light intensity shall not exceed twenty (20) foot-candles at any point of the sign. Light source shall be white. The placard sign must be single faced, sand-blasted redwood that is a minimum of 2" thick prior to sandblasting with background and message painted on the face with Matthews Acrylic Polyurethane. Sign must have a 1" raised border around the exterior face of the sign.

"Project Identification Hardscape Sign" shall mean the Free Standing Sign identifying Foxbank Towne Center and/or Foxbank Plantation, as further depicted and/or

described in Article XIII “Commercial Signage” of the Foxbank Plantation Brand Identity Manual.

“Project Identification Sign with Multiple Retail Signs” shall mean the Free Standing Sign identifying Foxbank Towne Center and/or Foxbank Plantation and further identifying various businesses conducting business activities within Foxbank Towne Center, as further depicted and/or described in Article XIII “Commercial Signage” of the Foxbank Plantation Brand Identity Manual.

“Project Identification Signs” shall mean the Project Identification Hardscape Sign, Project Identification Sign with Moving Message Board and Project Identification with Multiple Retail Signs, as further depicted and/or described in Article XIII “Commercial Signage” of the Foxbank Plantation Brand Identity Manual.

“Project Identification Sign with Moving Message Board” shall mean a Free Standing Sign identifying Foxbank Towne Center and/or Foxbank Plantation that includes a moving message board, which is an electrical or electronic sign having a continuous message flow across its face by utilization of light forming various words.

“Reverse Channel (Silhouette) Sign” shall mean a sign composed of individual letters with internal illumination to light the face of the building or sign background causing the letters to be silhouetted at night. The face of the letters may be painted, but shall not be illuminated. The individual letters must be manufactured from welded aluminum; .050 returns and .063 backs minimum; and constructed of .050 edges and fronts.

“Sign Face Area” shall mean the area enclosed within a perimeter consisting of a series of straight lines at right angles enclosing the extreme limits of characters, lettering, logos, illustration or ornamentation, together with any material or color as to differentiate the sign from the background material on which it is placed.

“Sign Installation Contractor” shall mean a reputable contractor who is properly licensed and permitted to install signs in Berkeley County, South Carolina.

“Storefront” shall mean the front portion of leased or owned premises adjacent to the main parking area(s) and main entrance(s) for such premises.

“Tenant/Outparcel Owner” shall mean the entity which is occupying leased or owned premises for which a sign is proposed or requested.

C. Prohibited Signs

There shall be no advertising flags, flagpoles with Tenant/Outparcel Owner's flag, pennants, streamers or the like displayed on any building or on the property without both (i) the prior written approval of Declarant and (ii) the appropriate permit(s) from the applicable governmental authority with jurisdiction over such items.

Along with all other signs not otherwise provided for in these Signage Criteria Guideline or such signs as have received the prior written approval of Declarant together with the appropriate permit(s) from the applicable governmental authority with jurisdiction over such signs, the following types of signs are hereby expressly prohibited:

- Off-premises and/or off-site signs
- Snipe signs
- Contractor temporary site signs
- Bench Signs
- Flashing Signs
- Exposed Stroke neon signs (without channel letter or logo enclosure)
- Day-glow colored signs
- Painted Wall signs
- Roof mounted signs
- Political campaign signs
- Trailer signs
- Banner signs
- Sandwich boards
- Unauthorized signs in any common areas of Foxbank Towne Center
- Vehicle signs (except for such vehicles that are operated during normal business hours in the execution of such Tenant/Outparcel Owner's business and are then effectively screened from public view while parked)

V. SIGNAGE DESIGN

A. Free Standing Signs

1. Project Identification Signs

Up to six (6) Project Identification Signs will be provided for arterial traffic adjacent to the Property as follows:

- a. Up to three (3) Project Identification Signs will be located on Highway 52, including

(1) a Project Identification Hardscape Sign at the intersection of Highway 52 and Cypress Gardens Road, which shall be landscaped as required by Declarant, and

(2) Two (2) Project Identification Signs with Multiple Retail Signs along Highway 52;

b. One (1) Project Identification Sign with Multiple Retail Signs may be located along Cypress Gardens Road at the intersection with Yorkshire Boulevard; and

c. One (1) Project Identification Sign with Multiple Retail Signs may be located along Yorkshire Boulevard; and

d. One (1) Project Identification Sign with Moving Message Board may be located along Foxbank Boulevard.

All Project Identification Signs will have a minimum setback of five (5) feet from the street right-of-way and will meet the governing municipality requirements for site triangles at intersections. Further, all Project Identification Signs will be constructed of brick (Brick Color: Hanson Buckingham; Mortar: Rainbow Buckskin), architectural block, stucco, architectural metal and like materials, subject to the following clarifications: the Project Identification Sign with Moving Message Board shall have a message board of no more than four (4) feet in height by seven (7) feet in width, and the Project Identification Hardscape Sign may also be constructed out of wood and polymer based composite or like materials.

2. Individual businesses within Foxbank Towne Center not fronting a major highway (Highway 52 or Cypress Gardens Road) shall not be allowed to have a Free Standing Sign, regardless of the size of the building.

3. Outparcel Monument Signs

Individual businesses within Foxbank Towne Center located on an Outparcel along a major highway (Highway 52 or Cypress Gardens Road) shall be allowed to have an Outparcel Monument Sign as provided in this section. All Outparcel Monument Signs will have a minimum setback of five (5) feet from the street right-of-way and the property line and must not interfere with the view of the Project Identification Signs from public roadways and will meet the governing municipality requirements for site triangles at intersections. Further, all Outparcel Monument Signs will be constructed of brick (Brick Color: Hanson Buckingham; Mortar: Rainbow Buckskin), architectural block, stucco, architectural metal and like materials.

a. In the event of a single tenant building operated by Tenant/Outparcel Owner located in an Outparcel, the Tenant/Outparcel Owner for such an

Outparcel may have one (1) Outparcel Monument Sign provided (a) such business must be located in an Outparcel building that fronts on a major highway (either US Highway 52 or Cypress Gardens Road), (b) said Outparcel Monument Sign shall not exceed fifteen (15) feet in overall height, (c) the Outparcel Monument Sign facing shall not exceed fifteen (15) feet in width, (d) the Outparcel Monument Sign shall have a maximum allowable Sign Face Area of sixty (60) square feet and (e) the Outparcel Monument Sign shall have only one (1) individual panel, which may be internally lit, within the prescribed area. Any Outparcel Monument Sign must not interfere with the view of the Project Identification Signs from public roadways.

b. In the event of a multi-tenant building operated by Tenant/Outparcel Owner located in an Outparcel, the Tenant/Outparcel Owner for such an Outparcel may have one (1) Outparcel Monument Sign provided (a) such businesses must be located in an Outparcel building that fronts on a major highway (either US Highway 52 or Cypress Gardens Road), (b) said Outparcel Monument Sign shall not exceed fifteen (15) feet in overall height, (c) the Outparcel Monument Sign facing shall not exceed fifteen (15) feet in width, (d) the Outparcel Monument Sign facing shall have a maximum allowable area of sixty (60) square feet per facing and (e) the Outparcel Monument Sign shall be permitted to have multiple individual panels within the prescribed area, which may be internally lit and shall be no less than ten (10) square feet per facing. Any Outparcel Monument Sign must not interfere with the view of the Project Identification Signs from public roadways.

B. Directional Monument Signs

Directional Monument Signs will be located throughout Foxbank Towne Center at the locations provided in the Master Sign Plan; provided, however, that no more than one (1) Directional Monument Sign per entrance to Foxbank Towne Center along Yorkshire Boulevard and Foxbank Plantation Boulevard shall be permitted. All Directional Monument Signs (a) will be constructed of brick (Brick Color: Hanson Buckingham; Mortar: Rainbow Buckskin), architectural block, wood, metal and polymer based composite or like materials, (b) shall have a minimum setback of five (5) feet from the street right-of-way, (c) must not interfere with the view of the Project Identification Signs from public roadways and (d) shall be landscaped as required by Declarant.

C. Traffic and Advisory Signs

Traffic, regulatory and directional information to vehicular traffic within Foxbank Towne Center will be provided by signs consisting of a standard post and panel system with a finish to match that of the site accessories. All posts, hardware and the backs of all traffic signs should be primed and painted black.

D. Directories

Directories indicating the location of each store in Foxbank Towne Center may be, but are not required to be, placed at strategic locations throughout Foxbank Towne Center.

E. Awning/Hard Canopy Signs

Awning/Hard Canopy Signs may have signs painted on the skirt of such awning/hard canopy only. Letters shall not exceed 6” in height and shall not cover more than 30% of the length of the skirt.

F. Service Signs

All business spaces with rear doors accessing service areas shall have signs located over them. The signs shall be 20” high and 36” long. Signs shall contain the name of the leased space and the unit number identifying the space. Letters shall be Helvetica and no taller than 6”.

G. Window Signs

Window signs shall not exceed 25% of the window area on each ground floor elevation of a store. Window signs are prohibited on any floor above the ground floor. Window signs intended for display for more than thirty (30) days shall be included in the gross allowable sign area for the store. Opening hours signs, credit card signs, etc. are included in the requirements of this paragraph. Window signs are subject to Declarant approval in its sole discretion.

H. Hardscape Feature Signs

Rather than permit Outparcel Monument Signs or Free Standing Signs, Declarant may opt to construct, or require a Tenant/Outparcel Owner to construct, hardscape features (including, but not limited, to concrete block/brick walls or columns) on which Tenants/Outparcel Owners may be permitted to place signage.

I. Building Signs

Building Signs for all buildings within Foxbank Towne Center shall conform to the following criteria based on classification. Store classifications are divided into categories based on square footage of floor area as detailed below:

- Anchor Tenants 20,000 sq. ft. or larger
- Mid-Sized Tenants over 5,000 sq. ft. but less than 20,000 sq. ft.
- Smaller Tenants 5,000 square feet or less

1. Anchor Tenants Signs

Anchor Tenants are classified as Tenants with a floor area of 20,000 square feet or larger in one location. Anchor Tenants may have a maximum of one and one-half (1.5) square feet of Sign Face Area for each lineal foot of the Storefront of the building. Signage *may* be allowed on the side and/or rear of the building at Declarant's sole discretion. In no case shall the Sign Face Area for the side and/or rear of the building exceed one (1) square foot for each lineal foot of the Facade of the building containing the sign. Notwithstanding the foregoing, in no case shall the combined Sign Face Area of all of the Building Signs exceed ten percent (10%) of the square footage of the Storefront of the building, excluding "false fronts".

Anchor Tenant's Building Signs may be any of the following: Channel Letter Signs, Channel Letters on Raceway Signs, Placard Signs and Reverse Channel (Silhouette) Signs.

2. Mid-Sized Tenants Signs

Mid-Sized Tenants are classified as Tenants with a floor area of greater than five thousand (5,000) square feet but less than twenty thousand (20,000) square feet in one location. Mid-Sized Tenants may have a maximum of one (1) square foot of Sign Face Area for each lineal foot of the Storefront of the building. Signage *may* be allowed on the side and/or rear of the building at Declarant's sole discretion. In no case shall the Sign Face Area for the side and/or rear of the building exceed one (1) square foot for each lineal foot of the Facade of the building containing the sign. Notwithstanding the foregoing, in no case shall the combined Sign Face Area of the building signs exceed ten percent (10%) of the square footage of the front of the building, excluding "false fronts".

Mid-Sized Tenant's Building Signs may be any of the following: Channel Letters on Raceway Signs, Placard Signs and Reverse Channel (Silhouette) Signs.

3. Smaller Tenants Signs

Smaller Tenants are classified as Tenants with a floor area of equal to or less than five thousand (5,000) square feet in one location. Smaller Tenants may have a maximum of one (1) square foot of Sign Face Area for each lineal foot of the Storefront of the building. Signage *may* be allowed on the side and/or rear of the building at Declarant's sole discretion. In no case shall the Sign Face Area for the side and/or rear of the building exceed one (1) square foot for each lineal foot of the Facade of the building containing the sign. Notwithstanding the foregoing, in no case shall the combined area of the building signs exceed ten percent (10%) of the square footage of the front of the building, excluding "false fronts".

Smaller Tenant's Building Signs may be any of the following: Channel Letters on Raceway Signs and Placard Signs.

VI. SIGN APPROVAL PROCESS

A. The Declarant's review of the Tenant/Outparcel Owner's submittal shall consist of two (2) phases:

- (1) Preliminary Submission, Review and Approval
- (2) Final Submission, Review and Approval

All submissions, as well as all communications regarding submissions, review and approval shall be addressed to Declarant at the following:

Foxbank Commercial Development, LLC
Attn: Signage Review Committee
125 (G) Wappoo Creek Drive
Charleston, SC 29412

Submissions, revisions, drawings, specifications and samples must be submitted via certified mail or overnight courier as indicated below. Electronic mail and facsimile submissions will not be accepted. Declarant shall not commence its review of a submission until all items required under these guidelines have been received by Declarant; failure to submit the items required will result in unnecessary delays.

B. The Preliminary Submission, Review and Approval shall consist of the following:

1. Tenant/Outparcel Owner's submittal of two (2) complete sets of the following (the "Preliminary Submission"):
 - a. Site Plan reflecting the following
 - (1) Parcel size in square feet and acres
 - (2) Site layout and circulation
 - (3) Paint striping and traffic control
 - (4) Building footprint and placement
 - (5) Location of Free Standing Sign(s)
 - (6) Location of Traffic and Advisory Signs and Directories
 - b. Building Floor Plans and Building Elevations reflecting the following:
 - (1) Location of Building Sign(s)
 - (2) Location of Service Sign(s)
 - (3) Location of Window Sign(s)
 - (4) Location of Awning/Hard Canopy Sign(s)
 - c. Colored photographs and/or colored rendering of a built project that is identical to the proposed building showing all signage and graphics.

2. Upon receipt of Tenant/Outparcel Owner's Preliminary Submission, Declarant shall then have approximately thirty (30) business days from actual receipt to review and provide Tenant/Outparcel Owner with a response.

3. The Preliminary Review shall continue with Tenant/Outparcel Owner providing revisions to the Preliminary Submission until such time as Declarant has provided its written approval of the Preliminary Submission (as revised, if necessary).

C. The Final Submission, Review and Approval shall consist of the following:

1. Tenant/Outparcel Owner's submittal of two (2) complete sets of the following (the "Final Submission"):

- a. Site Plan reflecting the following
 - (1) Parcel size in square feet and acres
 - (2) Site layout and circulation
 - (3) Paint striping and traffic control
 - (4) Building footprint and placement
 - (5) Location of Free Standing Sign(s)
 - (6) Location of Traffic and Advisory Signs and Directories
- b. Building Floor Plans and Building Elevations reflecting the following:
 - (1) Location of Building Sign(s)
 - (2) Location of Service Sign(s)
 - (3) Location of Window Sign(s)
 - (4) Location of Awning/Hard Canopy Sign(s)
- c. Construction details, mounting details, exact dimensions and quantities of all exterior signage, and proposed lighting, including color artwork of all sign copy as well as material samples.
- d. Proposed installation methods.

2. Upon receipt of Tenant/Outparcel Owner's Final Submission, Declarant shall then have approximately thirty (30) business days from actual receipt to review and provide Tenant/Outparcel Owner with a response.

3. The Final Review shall continue with Tenant/Outparcel Owner providing revisions to the Final Submission until such time as Declarant has provided its written approval of the Final Submission (as revised, if necessary) (as finally approved, the "Final Signage Plans and Specifications").

D. During the Sign Approval Process, Declarant may be required to submit either the Preliminary Submission or the Final Submission to Foxbank Ventures, LLC for its review and approval, which may delay Declarant in its review and approval of such submissions. Tenant/Outparcel Owner shall permit Declarant as much time as necessary for Declarant to obtain such an approval.

VII. PERMITS, CONSTRUCTION & INSTALLATION

A. Permits

Prior to the commencement of construction and installation of any signage, Tenant/Outparcel Owner shall be required to (i) submit the Final Signage Plans and Specifications, as well as any other required documents or materials, to the applicable governmental authority with jurisdiction over signage at Foxbank Towne Center within thirty (30) calendar days of determination of the Final Signage Plans and Specifications; (ii) obtain all necessary permits and approvals for the design, construction and installation of any signage from the applicable governmental authority with jurisdiction over signage at Foxbank Towne Center; and (iii) deliver copies of such permits and approvals to Declarant for its files.

B. Construction

All signs shall be constructed in accordance with the Final Signage Plans and Specifications. No substitutes will be accepted by the Tenant/Outparcel Owner and Declarant whatsoever, unless so indicated in the Final Signage Plans and Specifications.

C. Installation

All signage shall be installed in accordance with the Final Sign Plans and Specifications as permitted and approved by the applicable governmental authority. The Sign Installation Contractor shall carry Worker's Compensation and Public Liability Insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or installation of signs in the amount of at least One Million dollars (\$1,000,000.00) for a combined single limit. The Sign Installation Contractor shall submit a Certificate of Insurance listing Declarant as Additionally Insured prior to sign installation. Within five (5) business days of completion of installation of the sign, the Tenant/Outparcel Owner and the Sign Installation Contractor shall sign and submit a statement to Declarant confirming the following: (i) installation of the signage was in accordance with the Final Sign Plans and Specifications as permitted and approved by the applicable governmental authority, (ii) all work performed by Sign Installation Contractor was performed in a neat and professional manner to the highest standards of sign installation, and (iii) both parties agree to immediately repair any damage caused by such installation. Unrepaired damage caused by the Sign Installation Contractor shall be Tenant/Outparcel Owner's responsibility to correct at Tenant/Outparcel Owner's sole expense. In the event Tenant/Outparcel Owner fails to repair any damage properly or in a timely manner, Declarant shall be permitted, though not required, to repair such damage and bill Tenant/Outparcel Owner for all costs related to such damage.

In addition to the foregoing, Tenant/Outparcel Owner agrees as follows: (i) for Building Signs and Service Signs, all penetrations of the building structure required for sign installation have been neatly sealed in a watertight condition; (ii) wiring for signing, external lights, time clocks, etc. will be the responsibility of the Tenant/Outparcel Owner;

(iii) no penetrations will be allowed into or through the building's roofing system of any portion of the Foxbank Towne Center owned or operated by Declarant; and (iv) all bolts, fastenings, clips, etc. shall be hot-dipped galvanized iron, stainless, aluminum, brass or bronze.

VIII. RESTRICTIONS

- A. All Building Signs and Free Standing Signs (other than the Project Identification Signs) shall consist only of the name and nature of the business referenced. Sign graphics and colors will be limited to the merchants regionally or nationally recognized trademark, logo and/or logotype.
- B. The fabrication, installation and operation of all signs shall be subject to the following restrictions:
 - 1. No flashing, moving or blinking illumination or audible effects will be permitted.
 - 2. No animation shall be permitted.
 - 3. No sign shall be affixed to the roof.
 - 4. No sign shall be placed at an angle (i.e. 90 degrees or otherwise) so as to project from the surface of the façade.
 - 5. No signage shall employ exposed raceways, exposed ballast boxes, exposed conductors, exposed transformers, or exposed conduit or tubing.
 - 6. No label, stamp or other identification will be permitted on unexposed surfaces of signing except those required by ordinance, in which case, the label shall be placed in an inconspicuous location as visible from the ground.
- C. The Declarant reserves the right to remove any sign in the event of major new construction to the buildings.
- D. All signs shall bear the Underwriter's Laboratories (UL) label of approval.
- E. Required cut off switches shall be constructed as an integral part of the sign or remotely located as allowable by code. Either configuration shall be approved by Declarant and located so as not to be visibly obtrusive.
- F. Primary electrical service to all signs shall be placed on Tenant/Outparcel Owner's meter and shall be part of Tenant/Outparcel Owner's construction and operation costs.

VIII. MAINTENANCE

- A. Tenant/Outparcel Owner is responsible for all sign maintenance and shall keep the sign and its lighting in good appearance and proper operating condition.

- B. Upon vacating the Premises at the termination of the Lease, Tenant is responsible for the removal of all exterior signing and restoring the building façade to its original condition.

Exhibit 1

Foxbank Towne Center Description/Depiction

All that certain piece, parcel and tract of land, together with any improvements located thereon, situate, lying and being on the west side of U. S. Highway 52, and shown as "TRACT E, PROPERTY OF CYPRESS GARDEN LLC, TMS 197-00-01-020, 1,100,919 SF, 25.27 ACRES" on a boundary plat entitled, "BOUNDARY SURVEY SHOWING TRACT E, TMS 197-00-01-020 BEING CONVEYED TO CYPRESS GARDENS LLC, LOCATED NEAR MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA", prepared by Sinclair & Associates, LLC, dated July 14, 2004, and recorded December 10, 2004, in Plat Book Q, Page 300-A in the ROD Office for Berkeley County, South Carolina, reference to which is made for the complete metes and bounds description thereof. Said tract of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

ALSO

ALL those certain pieces, parcels and tracts of land together with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown as "NEW TRACT 1, FOXBANK VENTURES, LLC, 200,508 SF, 4.60 AC" and "NEW TRACT 2, FOXBANK VENTURES, LLC, 504,639 SF, 11.58 AC" as shown and delineated on that certain survey entitled "BOUNDARY SURVEY SHOWING PORTION OF TMS 197-00-01-008 BEING SUBDIVIDED INTO TRACT 1 (4.60 AC.) & TRACT 2 (11.58 AC.) ABOUT TO BE CONVEYED TO FOXBANK COMMERCIAL DEVELOPMENT, LLC" prepared by Sinclair & Associates, LLC dated September 18, 2007, and recorded September 19, 2007 at Book N, Page 127H in the Register of Deeds for Berkeley County, South Carolina. Said parcel having such size shape, buttings and boundings as will appear by reference to said survey.

Exhibit 2

Master Sign Plan Depiction



