



## **Design Philosophy**

The design of each tenant store provides the foundation to the presentation of the merchandise. The success of each tenant is benefited by a merchandise presentation that simulates the interest of the customer, portraying the product in the most attractive, inviting and enticing fashion. It is imperative that the store design establish a complimentary setting for the product and a comfortable but stimulating atmosphere for the customer.

Successful store design reflects the quality of the product, price point, and the image and lifestyle of its target customer.

Tenants are encouraged to exercise creativity and innovation in the development of their store design. Imaginative use of materials and systems is encouraged. We encourage tenants to use experienced professionals to assist in the development of a successful store design.

## **Storefront Design**

The storefront provides the “picture frame” for the merchandise presentation. A signature identity delivers a creative and cohesive setting for the merchandise presentation that begins at the storefront and carries throughout the retail environment, encouraging the customer to engage and experience the product to its fullest extent. Recognizing that the opportunity to attract the potential customer's interest in the product is limited to a few seconds the storefront design must encourage the customer to enter the store and explore the merchandise.

Signature storefronts utilize imaginative materials and systems, appropriate signage, and attractive and creative merchandise presentation. Dimensional, articulated storefront design and construction is promoted. Large expanses of opaque “blank wall” surfaces are not permitted. Depending upon the clear distance between the storefront and common area amenities the configuration of the storefront can project as much as eighteen inches (18”) beyond the storefront lease line. The height of the storefront may also vary depending upon the height and design of the mall fascia. Refer to the following storefront profile formats and contact the Tenant Coordinator to confirm applicable formats for your premises.

Merchants are required to merchandise all open storefront window areas. Solid wall enclosures incorporated into the storefront must receive finishes and detailing that compliments the entrance construction and overall design theme. Large expanses of unarticulated storefront wall are discouraged. Bare walls do not sell product.

All windows and storefront entries are to be illuminated during all mall operational hours. Exterior windows are to be illuminated from at least 8:00 am to 10:00 pm and must be controlled by electronic timers.

***For other criteria pertaining to Exterior Storefronts refer to the section of the criteria specific to Exterior Storefront Design and Signage.***

## **Storefront Finish Treatments**

The determination of finishes utilized in storefront design requires the consideration of numerous factors such as, appropriateness to the identity of the product, quality of the material, durability and maintenance.

Finishes that should be considered include:

- Marble, granite or other natural and simulated stone products
- Stained or natural finished wood products
- Lacquer or painted wood surfaces where at least 4 finish coats are specified
- Metals but no plated laminates
- Solid-finish materials or laminates

The use of mirror, high gloss laminates, stucco or other products intended for exterior is not recommended unless an exterior storefront is provided for the premises. Painted gypsum board or the use of other non-durable finishes is discouraged in all applications.

The storefront shall extend from neutral pier to neutral pier and from the mall finish floor elevation to the underside of the mall fascia or ceiling soffit above. The design and construction of the storefront shall not alter or affect the neutral piers or the construction of the mall fascia. All storefront construction shall be structurally independent from the mall soffit or ceiling above and braced, but not suspended from the Landlord's structure. A finished reveal complimentary in finish to the tenant storefront is required to separate the finish of the storefront from adjacent mall finishes.

## **Signage and Graphics**

Storefront signage is often considered to be the signature on the presentation of the product. Imaginative use of signage and graphics can accentuate the character and identity of the product. A successful and appropriate signage solution requires consideration of typography, composition and illumination. Size and height must also be evaluated to insure the proper application of the sign to the storefront.

Appropriate signage formats may include one or more of the following sign construction types:

- Dimensional, surface-applied or pin-mounted lettering with indirect illumination.
- Etched or edge-illuminated glass.
- Push-through illuminated acrylic lettering and graphics with a minimum projection of  $\frac{3}{4}$ ". Dimensional letters could also receive a translucent or opaque appliqué that provides a sign letter face with a halo-illumination of the lettering and graphics.
- Reverse channel illuminated lettering and graphics either pin-mounted to the storefront or back-illuminated and mounted on a non-reflective surface.

- Internally illuminated channel lettering and graphics with neon light source and translucent acrylic faces.

Signage solutions that incorporate moving or flashing lights or exposed light sources detract from the merchandise presentation and are prohibited. Channel type letters must have trim caps that match the return. No “gold” colored jewelite trim caps are permitted. No weep holes, light leaks or visible manufacturer labels are permitted. Shutoff switches and UL labels required by municipality must be located in an inconspicuous manner. Exposed raceways are prohibited.

Depending on signage format, lettering format and the storefront design, the maximum average letter height can not exceed sixteen inches (16”), with no individual letter or graphic element having a height greater than twenty inches (20”). Storefront signage must fit proportionately within the signband area. Typically, each store is permitted a maximum of one storefront sign per each storefront elevation. All signage components must be uniformly illuminated.

Extraneous signage such as credit card company logos, store hours, or product listings are not permitted on the storefront as they detract from the merchandise presentation adding uncomplimentary visual clutter. Promotional signage or graphics that are temporary and complimentary to the visual merchandising program and done in good taste will be considered.

Subject to Landlord approval supplementary graphics such as logos, marketing themes etc. may be installed on the interior face of the storefront glass. Acceptable formats include silk-screened, painted or applied vinyl or metallic leaf graphics with a maximum height of four inches (4”). Graphics applied to the storefront glass should be positioned so that they do not obstruct the view into the store interior.

In certain visually challenged areas of the mall, such as entrance corridors, the Landlord may consider making an exception for the installation of a blade sign.

Prohibited sign types include:

- Illuminated face box signs
- Signs utilizing unedged or uncapped letters
- Formed plastic or injection molded letters or graphics
- Paper, cardboard or Styrofoam signs

Illuminated storefront signage is only effective when it is properly illuminated. Signage must be properly maintained and functional during all operating business hours. Electronic time clocks are to be used to control the illumination of all signage.

## **Glazing**

Glass is an integral component of the storefront design. Properly integrated it contributes to the effectiveness of the design to “showcase” the merchandise presentation and reduce “threshold resistance.” Glass should be treated like any other material and should be used in a manner that reinforces the store’s complete design, style and character.

All exposed glass edges must be polished, Silicone is not to be used in joints between glass panes unless required by local codes. Clips or brackets, when required, must complement the design and not detract from the beauty of a clean and uninterrupted view into the store and to the merchandise.

## **Entrances**

The placement and the design of the entrance aperture is a key element in the storefront design. Historically, the size of the entrance is inversely proportionate to the price point of the merchandise; that is, the higher the price point the smaller the opening and vice versa. A successful storefront design establishes a harmony between adequate access to the store interior, sufficient merchandise presentation area, and a complimentary identity to the product.

Depending on the storefront design it may be appropriate to use either hinged doors that can be locked in an open position or an overhead rolling grille. If hinged doors must not swing into the common mall or pedestrian sidewalks and are to be located within recessed vestibules. Controls and locking devices are to be concealed from view at the storefront. Overhead rolling grilles must be integrated into the storefront to be fully recessed and concealed from view during open business hours. Guide track must be recessed into the adjacent wall or column finish and finished to match or compliment these finishes.

Security devices or pedestrian traffic counting devices are not to be visible or audible at the storefront. These devices must be designed to be concealed within the storefront construction or located in areas not to be visible from the storefront. Free-standing pedestals or walk-through portals are prohibited.

Temporary signage stanchions promoting seasonal promotions or new product offerings are to be kept to a minimum, located in areas that do not block customer access to the store, and shall not be located beyond the storefront lease line. No free-standing merchandise fixtures are to be located within four feet (4'-0") of the storefront lease line.

All signs, display windows and entrances shall be illuminated during hours established by the Landlord.

## **Awnings**

When appropriate to the store design and properly integrated into the storefront construction, awnings whether fabric or metal may be permitted. Size, projection beyond the lease line and finish are subject to Landlord approval.

## **Floor Plan**

The floor plan should be designed to permit ease of customer access to the merchandise presentation. A successful plan supports a merchandising strategy that provides focus on product promotions, creates a sense of drama that compliments product identity and facilitates interaction between store personnel and the customer.

Tenant's store design and layout shall comply with all applicable Accessibility Codes. Tenant is responsible for compliance within the tenant premises.

## **Floor Treatments**

Appropriate floor treatments are critical to the store image and function. In addition to aesthetic considerations, quality and durability are critical issues to be properly evaluated. A hard surface floor material is required at the storefront lease line and must extend at least four feet (4'-0") into the store. The floor finish at the storefront must be installed to match the elevation of the adjacent mall common area finish. If sloped, the tenant floor finish shall not have a slope greater than one inch per foot and no threshold is permissible. The common mall finish is not to be extended into the storefront entry unless otherwise approved by the Landlord.

Hard surface treatments that may be considered include:

- Marble, granite or stone
- Hardwood floors
- Porcelain or ceramic tile with an integral material and color combination, utilizing a matching grout color. Minimum acceptable size is 12" x 12".
- Colored, patterned and steel-troweled concrete that has been properly sealed and protected.

Carpeting should be of superior quality. Linoleum or sheet vinyl flooring with integral color throughout is also acceptable as flooring finishes in the sales area. Insets, borders and patterns can be devised to help identify merchandise categories or areas of special focus. Area rugs installed over hard-surfaced floor treatments where added emphasis or a certain ambiance may also be desirable. It is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Reducer strips can be trip hazards and are not permitted.

Inlaid logos and corporate graphics that enhance the identity of the merchant and the merchandise presentation are encouraged.

Base trim is to match the floor finish wherever appropriate. Alternate base finish materials that are acceptable are wood, carpet, ceramic tile or vinyl base. If vinyl base may be used with carpet, linoleum or vinyl flooring but must be a straight vinyl base similar in color to the floor material. Coved vinyl base is not acceptable. A waterproof membrane extending up the base a minimum of four inches (4") is required in all areas where water is being used. This includes restrooms, kitchens, food preparation and dishwashing areas. A watertight transition strip is required to separate these areas from adjacent tenant areas. All penetrations must have a watertight seal integral with the waterproof membrane. All waterproofing treatments must be tested and approved by the Landlord.

## Ceiling Treatments

The layout and articulation of the ceiling is as important to the differentiation of the merchandising plan as the floor finishes. Articulated ceilings (i.e. ceilings with varying heights, lighting coves, soffits or differing finishes) reinforce the design statement without conflicting with the merchandising. Ceiling treatments can be used to enhance the merchandise, emphasize or de-emphasize areas, and provide drama and focus. Merchants are encouraged to install ceilings at the maximum height achievable within the premises. Designers and architects should verify the height of existing structural elements and utilities above the ceiling to insure that desired ceiling heights can be achieved without interruption.

Gypsum board ceilings are encouraged in all stores. As a minimum, the ceiling extending into the premises at the storefront entry and above storefront display windows must be finished gypsum board to at least four feet (4'-0") from the lease line.

In the sales area, the minimum standard for the ceiling is a 2' x 2' slim-line lay-in ceiling with tegular-edged acoustical tiles. Lay-in ceiling systems are permitted for horizontal installations only.

Other ceiling treatments to be considered include:

- Tin, aluminum and metal
- Wood
- Open-grid systems
- Exposed floor or roof structure above that has been appropriately painted or finished (subject to local governmental authority approval).
- Fabrics (confirm local code requirements for fire resistance ratings and installation requirements).

Differing ceiling treatments should never intersect at the same elevation and are to be separated by at least a two-inch (2") dimensional change in height. Typically, the maximum ceiling height attainable within the leased premises is 12'-0" A.F.F. Higher ceilings may be achieved but must be verified in the field and are subject to Landlord approval. In situations where an exposed structure above is being considered it is critical to recognize that all visible structural, mechanical and electrical components must be neatly configured and finish painted.

No combustible materials, including wood, can be used in the construction of the ceiling system or stored or extended above the ceiling. If suspended, the ceiling can only be attached to structural members above. Attachment to the floor or roof deck above is strictly prohibited. All access panels are to be finished to match adjacent finishes and concealed from view.

## Wall Treatments

Wall treatments reflect an opportunity to create a complimentary backdrop that frames the merchandise presentation. Interior wall treatments should reflect the architecture and identity established at the storefront.

Acceptable wall finishes include:

- Painted gypsum board or steel-troweled plaster

- Wood trim, mouldings and panel treatments
- Cast gypsum and fiberglass fabrications
- Pre-finished or perforated architectural metals
- Marble, granite or stone
- Textured paint products
- Commercial grade vinyl or fabric wall coverings.

Wall treatments that should be avoided include highly reflective or mirrored finishes that detract from the merchandise presentation. This is especially true with respect to the treatment of interior columns where the installation of mirrors confuses the merchandise presentation rather than accentuating the product. Pegboard, plywood paneling or grooved slatwall is not to be used as a general wall finish. Slatwall if used as a backdrop to merchandise display must be separated and framed by architectural treatments. All slots are to be pre-finished with no visible fasteners.

Mirrors used to view the merchandise when worn are critical. The installation of mirrors within individual dressing rooms is encouraged as is the strategic placement of mirrors throughout the sales area. Mirrors are not to be installed at the storefront, in the display windows or in areas visible from the mall.

All columns must be enclosed within a gypsum board and metal stud enclosure and fire protected as required by governmental authority. Vinyl cove base is not permitted as a base finish in any area that is accessible to customers.

## **Lighting**

Effective lighting is essential to visual presentation and the store design. A successful retail environment incorporates lighting that fulfills the following objectives:

- Provides illumination to enhance and dramatize the merchandise.
- Generates highlights of the merchandise presentation to establish visual organization and flow.
- Creates the desired ambience within the sales area.

Lighting in retail design includes ambient lighting, perimeter lighting and accent lighting. Proper storefront illumination is essential to creating an exciting merchandise display and critical to establishing a pleasant shopping experience for the customer.

Typically, ambient lighting has the lowest level of intensity, perimeter walls are brighter to draw the customer to merchandise in these areas, and accent lighting is the brightest, to highlight merchandise features and stimulate drama. Lighting sources are not to be visible from outside the premises and adjustable fixtures used at the storefront should not be directed toward the mall common area.

## **Ambient Lighting**

The purpose of ambient lighting is to establish a general light level consistent with the merchandise or service, allowing the customer to distinguish the features, color, and other attributes of the displayed merchandise.

Lighting sources that may be considered for this purpose include:

- Recessed compact fluorescent, halogen or incandescent downlights
- Fluorescent or neon cove lighting (fully concealed from view)
- Recessed metal halide light fixtures
- Custom designed chandeliers or suspended light fixtures
- Two by two foot lay-in fluorescent light fixtures with deep cell parabolic lenses.

## **Perimeter Lighting**

Perimeter lighting provides general illumination of merchandise and display features typically applied to the walls. The variability of the product orientation and display requires that this lighting format be highly flexible. As a result track lighting tends to be the most effective lighting format with low-voltage or halogen type fixtures being the most common light sources. Compact fluorescent light fixtures or indirect fluorescent lighting in recessed coves can also be an effective perimeter lighting source however it is critical to utilize fluorescent lamps with high-color rendering characteristics.

## **Accent Lighting**

Accent lighting performs several roles in successful retail design. It can provide focus, orientation, and dramatic impact to the merchandise statement, highlight feature displays and enhance the sales atmosphere and provide complimentary illumination to the presentation.

Accent lighting fixtures to be considered include:

- Halogen light fixtures
- Low-voltage track lighting (spot focused lamps versus flood lamps)
- Recessed, directionally adjustable, low-voltage incandescent fixtures
- Custom designed incandescent pendant light fixtures appropriate to the design theme

Prohibited light fixtures and lighting methods in areas visible to the customer include the following:

- Exposed neon or fluorescent strip lighting
- Colored incandescent lamps
- 2' x 4' fluorescent light fixtures
- Animated or flashing lights
- Any fixture equipped with a acrylic prismatic lens

## **Emergency and Exit Lights**

All emergency and exit lights are to be enclosed in assemblies that are either fully-recessed into the ceiling or wall surface or are finished to match adjacent surfaces. Visible auxiliary battery packs are not permitted. Exit signs located at the storefront entry are not to be visible from the mall common area. Edge-lit fixtures with recessed battery packs and light sources will be considered.

## **Special Construction**

### **Televisions and Video Monitors**

The use of electronic media to communicate the attributes of the product or to define a lifestyle identity for the merchandise or the merchant is encouraged. If used the merchant must be able to provide continuous broadcast media during all operational business hours. Televisions and video monitors are not permitted as substitutes for merchandise display at the storefront and are not permitted within five feet (5'-0") of the storefront lease line.

### **Sound**

Speakers are not to be visible from the mall common area and shall be located at least 20'-0" from the storefront entry. In no case is the sound generated in a tenant space permitted to be broadcast into adjacent tenant spaces or the mall common area. Tenants who produce excessive noise or vibration as a result of their business activities shall provide sound attenuation insulation in demising walls to insure that sound does not invade adjacencies. The right of all tenants to quiet enjoyment is strictly enforced by Landlord.

### **Exterior Storefront Design and Signage (if applicable)**

## **Utilities**

### **Mechanical Systems**

A fully functional HVAC system must be maintained within the leased premises at all times. Proper conditioning of the store is critical to the shopping experience and the customer's comfort and enjoyment. The HVAC system calculations, design and installation shall be in compliance with industry standards and applicable governmental codes. As applicable, the HVAC system will include a complete and operational toilet exhaust system, make-up air system and kitchen or odor exhaust system as required by governmental code or deemed appropriate at the Landlord's discretion. In ceiling systems where a plenum is required all equipment, wiring, piping and ductwork shall be plenum rated. In areas where the design intent is to have an open to the structure appearance all HVAC components and ductwork shall be

designed to be finish painted. Ductwork shall not be suspended from the roof or floor deck above. In lay-in ceiling systems grilles and diffusers shall be designed to be inconspicuously integrated into the ceiling system and finished to match.

All tenant HVAC systems are to be designed to insure that all odors generated within the premises are contained within the premises and properly exhausted to the outside atmosphere. No odors are permitted to migrate into adjacent common areas or tenant spaces. Where previously existing HVAC components are to be reused, tenant accepts all existing HVAC components in an “as-is” condition and will replace, repair or refurbish these components to a “like-new” condition adequate for the occupancy of the premises and compliant with building design parameters and all governmental regulations.

***Refer to specific HVAC design and construction parameters identified in the property specific Construction Design Standards Guideline.***

## **Electrical Systems**

Tenant shall provide and install a complete electrical system and perform all required work which includes, but is not limited to, fused disconnect switch, meter pan and socket, meter, conduit and wire from Landlord’s designated distribution point to and within the premises, and all wiring and connections from the central distribution panels, lighting panels, all feeder conductors, any required transformers, all conduit and wiring for power distribution within the leased premises, lighting fixtures, power outlets, switches and miscellaneous devices required within the premises.

All electrical work will conform to building design parameters and all applicable governmental regulations including energy conservation codes. Where previously existing electrical components are to be reused, tenant accepts all existing electrical components in an “as-is” condition and will replace, repair or refurbish these components to a “like-new” condition adequate for the occupancy of the premises and compliant with building design parameters and all governmental regulations.

***Refer to specific Electrical design and construction parameters identified in the property specific Construction Design Standards Guideline.***

## **Telephone and Cable**

Tenant shall provide conduit and wiring for the provision of telephone and cable (if available) service to the leased premises from the Landlord’s designated telephone utility distribution panel to and within the premises. Tenant shall furnish and install all telephone and cable equipment, conduit and wiring, outlet boxes and devices within the leased premises. Tenant shall make all necessary arrangements directly with the appropriate telephone and cable service provider(s). All telephone wire and cable outside of the leased premises shall be routed through conduit from the applicable utility distribution point to and within the premises by the Tenant. All telephone and cable wiring in the premises shall be plenum rated.

## **Plumbing Systems**

All plumbing modifications within the leased premises shall be by the Tenant compliant with all building design parameters and applicable governmental regulations including all required toilet and lavatory fixtures, and associated fixtures. Where previously existing plumbing components are to be reused, tenant accepts all existing plumbing components in an “as-is” condition and will replace, repair or refurbish these components to a “like-new” condition adequate for the occupancy of the premises and compliant with building design parameters and all governmental regulations. Tenant shall provide at least one fully furnished and equipped toilet room within the leased premises that meets Accessibility Standards enforced by applicable governmental authorities and is accessible to the public. Tenant shall install only commercial quality plumbing fixtures and a properly sized water sub-meter. The water sub-meter shall be installed by the Tenant in an area easily accessible for meter readings.

All toilet rooms, kitchens and other spaces where water use occurs shall have floor drains and a waterproof floor membrane and base. The membrane must extend up the wall a minimum of 6” and a threshold must be provided at all doors and wall openings.

Grease interceptors are required for all tenants involved in providing food services. Tenants shall locate all grease interceptors within the leased premises or if necessary in areas outside the premises as approved or directed by the Landlord.

***Refer to specific Plumbing design and construction parameters identified in the property specific Construction Design Standards Guideline.***

## **Natural Gas**

***Refer to specific Natural Gas/Propane design and construction parameters identified in the property specific Construction Design Standards Guideline.***

## **Fire Protection and Fire Alarm Systems**

Tenant is responsible to provide a complete fire sprinkler protection system throughout the entire premises that is compliant with the requirements of the Landlord’s Insurance Underwriter and all applicable governmental agencies. As applicable the Tenant will provide fire alarm devices within the leased premise that are compliant with the fire alarm system design for the property and as required by the Fire Marshall. All modifications to existing fire sprinkler protection and fire alarm systems shall be by the Tenant. Tenant accepts all existing systems in an “as-is” condition. Tenant fire sprinkler protection systems shall extend from the Landlord’s designated point of connection to and within the leased premises by the Tenant.

All fire sprinkler system shutdowns or fire alarm system tie-ins are to be performed by the Landlord’s designated contractor at Tenant’s expense. Battery operated emergency exit and directional signs shall be provided by Tenant as required by governmental regulations.

***Refer to specific Fire Sprinkler and Fire Alarm System design and construction parameters identified in the property specific Construction Design Standards Guideline.***

## **Food Court** **(As applicable to the Property)**

### **Landlord's Work**

The Landlord has developed the food court with a site specific design theme that incorporates elements and finishes within the common seating area and within the service counter area of the Tenant spaces. This design theme establishes an aesthetic environment intended by the Landlord to promote the dining experience of the customer. The integrity of this design theme, in concert with the varied food presentation of the food court tenants, presents an environment with a unique and comfortable identity.

A backdrop wall and "themed" surround defining the rear of the Tenant's service counter area, including support footings, in a configuration and location as determined by the Landlord has been installed by the Landlord. Finishes on the service counter side of this wall are provided by the Landlord per the finish schedule established for the Food Court. No deviations or changes to the configuration of this wall or finishes are permitted.

The wall structure is exposed on the Tenant's kitchen and food preparation side for ease of construction and utility routing. The tenant shall provide one (1) layer of 5/8" Type "X" gypsum board, taped and spackled extending from the floor slab to the underside of the structure above. Decorative neutral piers and partition walls, designed and finished per the Landlord's design "theme" for the Food Courts, separating Tenant service counter areas have been provided by the Landlord. No deviations or modifications to the configuration or finishes are permitted.

A curb for the support of the Tenant's counter fixtures conforming to the configuration of the storefront lease line has been provided by the Landlord. Landlord's tile finish will be installed by Landlord per Landlord's specification.

The service counter front finished to conform to the Landlord's design parameter shall be installed by the Tenant at Tenant's expense. The counter top edge or tray rail will be of a design and material specified by the Landlord and purchased by the Tenant from a Landlord specified vendor.

An articulated, suspended gypsum board finished ceiling with integrated lighting in the common and tenant service counter areas has been installed by the Landlord. Pendant light fixtures over the Tenant's service counter have been provided per the Landlord's lighting schedule. Lighting level has been designed to conform to local Health Department requirements for lighting over a service counter use. Changes in spacing or placement will be considered as required by the Tenant's unique requirements, and as approved, executed by Landlord at Tenant's Expense.

## **Service Counter Area**

The design theme of the food court establishes an overall cohesive identity for the Food Court. Unique trademark finishes and signage specific to the Tenant's corporate identity are permitted and encouraged. Installation and execution must be integrated to be complimentary to the finish and design scheme established by The Landlord. Modifications to "themed" design treatments within the service counter area are discouraged.

## **Storefront Signage and Menu Boards**

A blade sign frame and background panel and a background panel integrated into the "themed" backdrop wall have been provided by the Landlord. The average height of sign letters or branded components shall not exceed sixteen (16) inches.

The placement of all signage and menu boards is restricted to these areas designated by Landlord. The Tenant will not install any signage to the "themed" background wall or neutral piers or partitions. All storefront signage shall be illuminated. Dimensional sign letters and graphics to be applied by Tenant to the Landlord provided blade sign background must comply with Landlord's Standard Project details.

An illuminated menu board sized to fit within the upper confines of the opening in the "themed" backdrop wall between the service counter area and the food preparation area shall be provided by the Tenant. The minimum height to the underside of the menu board shall be eight feet (8'-0"). Menu boards must be changeable with respect to price and menu items. No advertisement signs will be allowed. Additional signage on menu board is limited to designated logos and trade name.

Prohibited Signage includes:

- Signs incorporating exposed neon or other lamps or signs using flashing lights.
- Signs with exposed ballast boxes or transformers.
- Illuminated face box signs or cabinet-type designs employing transparent, translucent or luminous plastic backgrounds.
- Paper, plastic or cardboard signs.
- Signs with an orientation other than horizontal, that is, no vertical or diagonal signage, unless approved by Landlord.

## **Equipment**

Tenant equipment on the counter is to be setback a minimum of eight (8) inches from the front edge of the counter. All food preparation units, beverage machines and refrigerated display units must be integrated into the construction of the food service counter. The food service counter must appear as an integrally designed counter fabrication, not an assembly of different components. No "used" equipment may be installed in areas visible to the public. All cash registers and POS devices must be recessed and integrated into the counter.

All food service Tenants shall make provisions to contain their refuse and trash within the confines of the leased premises prior to disposal in Landlord approved common area trash dumpsters and containers. Tenants shall utilize watertight containers to transport trash and refuse from their premises to Landlord approved common area trash dumpsters and containers.

***Refer to specific HVAC, Electrical and Plumbing design and construction parameters identified in the property specific Construction Design Standards Guidelines.***

## **Kiosk Design**

All Tenant improvements shall conform to the architectural criteria previously identified. This additional criteria provides a guideline to assist Tenants in achieving design objectives complimentary to the merchandise presentation and the overall design theme of the property. Tenants are encouraged to produce imaginative displays appropriate to the services and merchandise offered. Tenant may use pre-fabricated components professionally manufactured that are assembled to provide a fixture assembly that is cohesive and reflects a “custom” fabricated assembly.

Display cases, shelving and merchandise displays shall not project beyond the lease line. All glass shall be tempered or clear safety glass. A continuous, durable base treatment must be applied to all cabinet bases. Display cases and counters shall be securely locked at all times and the tenant is responsible to insure that the kiosk is properly secured after business hours. No tarps or fabric covers are permitted.

Components of the kiosk can not be greater in height than 42”, with the average height of all fixtures no greater than 36” high. Tenant must conform the design and construction of the kiosk to all applicable ADA and Accessibility requirements.

Durable, hard surfaced materials are to be utilized in the kiosk construction. ***Refer to the architectural criteria identified previously in this Design Criteria for recommendations on acceptable kiosk materials.***

The following materials are discouraged in the construction of fixtures and display cases.

- Mirror or reflective mylar.
- Simulated wood, stone or brick.
- Fabrics.
- Melamine surfaced materials.
- Vinyl or rubber base.

The construction and assembly of the kiosk is not to be attached to the mall tile. Protection must be provided below all kiosk components prior to final assembly. Additionally, tenant is to provide protection over the mall tile within the confines of the kiosk. No damage or alteration of the common area flooring will be tolerated.

All display cases shall be internally illuminated utilizing “slimline” showcase lighting that is not directly visible to the customer. All display cases shall be adequately illuminated and ventilated. Any overhead framework incorporating lighting or signage must be designed to be integral to the overall design of the kiosk. The installation of overhead structures for lighting is strongly discouraged, and a structure that obstructs views to adjacent in-line tenants will not be permitted.

No security cameras shall be permitted.

Kiosk signage is limited to Tenant's trade name as identified in the lease. All kiosk signage shall be internally illuminated. No visible light sources or illuminated light boxes will be permitted. No extraneous signage including, name branding, manufacturer labels or advertising phases shall appear on the kiosk.

Signage and display cases shall be illuminated during all business hours. Signage must be supported from the kiosk structure and can not be greater than 8' above the common mall floor elevation. ***See the signage criteria identified previously for guidance in the construction of all signage.***