

Interior Lighting General Requirements

Lighting within the Tenant's Premises is to be designed to accentuate the merchandise and product display within the storefront show windows as well as the general sales area of the store.

Tenants are encouraged to use decorative lighting elements as an integral part of their storefront and interior store design. In recent years, a wealth of lighting fixtures and techniques have appeared on the market and innovative lighting should be explored. Lighting can play an important role in attracting customers and enhancing merchandising strategies.

All storefront and general store lighting must be reviewed and approved by the Landlord's Representative, subject to the following basic guidelines:

- The Tenant shall provide a high quality of illumination above the display area and entrances.
- Up lighting and halo lighting are encouraged.
- No strobe, spinner, or chase type lighting shall be used. No animated flashing or intermittent lights, black light, or strobe lights will be permitted.
- For illumination in the Design Control Area, the Landlord must approve decorative type lighting (i.e. luminous ceilings, chandeliers, pendant fixtures or wall units).
- All signs, logos, and display windows shall be illuminated during the hours the center is open and controlled by a 7-day/24 hour time clock that will be connected to the Tenant's power supply.

- All showcase and display cases must be adequately lighted and ventilated. Direct visual exposure of incandescent bulbs and/or fluorescent tubes is prohibited. No lamp shall extend below the ceiling line or below the window head at show windows within the Design Control Area.
- No TV monitors will be permitted in the Design Control Area.
- A mixture of lighting types is encouraged in the Sales Area.

Special lighting effects such as cove lights or up-lights are subject to approval of the Landlord's Representative and will be reviewed on an individual basis.

Show Window Lighting

Storefront show window lighting shall be incandescent, halogen or compact fluorescent, which has appropriate color rendering characteristics. All lamps within the fixtures shall not be directed to shine into or be visible from the mall common area.

Closed internally illuminated showcases at the storefront or store interior must be adequately ventilated.

Lighting Fixtures

Lighting fixtures shall be high quality commercial grade. The fixtures shall be constructed and installed to be glare free and shall comply with all applicable code requirements.

SECTION V STORE LIGHTING CRITERIA

Specific fixture requirements are as follows:

- Recessed fluorescent tube fixtures (2' x 2' only) shall be provided with aluminum, deep cell parabolic louvers with a semi-specular or matte white finish. Acrylic lenses will not be allowed. All fluorescent lighting shall utilize lamps which provide color corrected light appropriate for this high quality retail environment. (Minimum color rendering index 70)
- Exposed fluorescent tube fixtures are to be used in non public storage areas only.
- Recessed incandescent or compact fluorescent can type fixtures must have specular or semi-specular Alzak reflectors, coilex baffles, or other glare free shielding devices.
- Specific Landlord approval is required for the use of coated metal halide lighting. For consideration, information must be submitted which documents the quality of the light. (Color rendering index rating, etc.)

Lighting Not Permitted

The following lighting is not permitted:

- Exposed lamps unless in an approved decorative or track light fixture.
- Colored lamps.
- Mercury Vapor or High Pressure Sodium lamps.
- Exterior lighting mounted on Landlord's shell building facade.
- Any type of moving or flashing lighting.
- Luminous ceiling or glitter strips.
- Exposed, unshielded neon tube lighting of any kind in a location below eight feet above the floor.
- Chandeliers, except where such fixtures are a coordinated part of the interior design of the store.

Exterior Surface-Mounted Lighting

Tenant proposals for exterior surface-mounted lighting, including storefront accent lighting at canopies, awnings, outdoor dining areas, and signage locations shall be submitted to the Landlord Representative with the Working Drawings submittal for review and approval.

Exit Signs and Emergency Lights

Exit signs and emergency lights shall be installed to serve their intended function, but located so they do not have a significant adverse affect on the storefront or interior design aesthetics

Designers shall specify low profile emergency light packs, or the emergency lighting shall be the regular lighting with battery backup power.

The back sides of exit signs which are installed at the storefront entry area shall not be visible from the exterior walkway unless an edge lit type sign is used. The quantity and location of exit signs and emergency lights shall be installed as required by code.

