



SEVEN BREW COFFEE

3705 MASSILLON RD
GREEN, OH

01/24/25

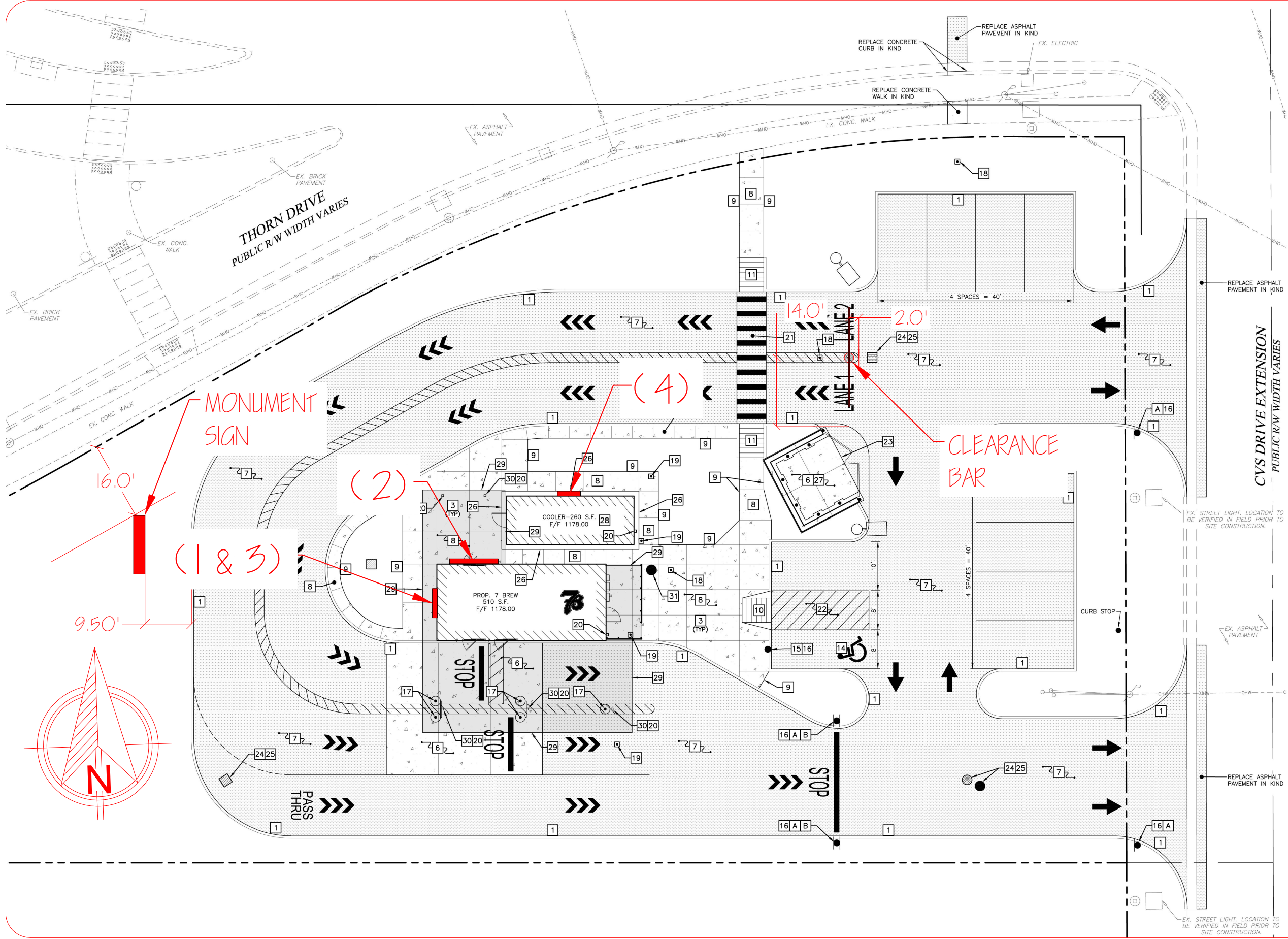
ao56501

PRESENTED BY
SHAUNCRAWFORD

o: 417.862.2454
c: 417.705.2122
e: ShaunC@springfieldsign.com

a: 4825 E. Kearney St.
Springfield, MO 65803





SCALE 1" = 20'

LOCATION:
UNIONTOWN, OH.

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

**7 BREW
NEW SIGNAGE**
3705 MASSILLON ROAD
UNIONTOWN, OH. 44685
SIGN PLACEMENT PLAN

Project Number: 56501
Drawn By: CLH
Reviewed By: MW
Date: 7-17-25

Sheet Number:
1 OF 1

1 ELEVATIONS-DETAILS

SCALE: 3/16"=1'

1

3

FRONT ELEVATION

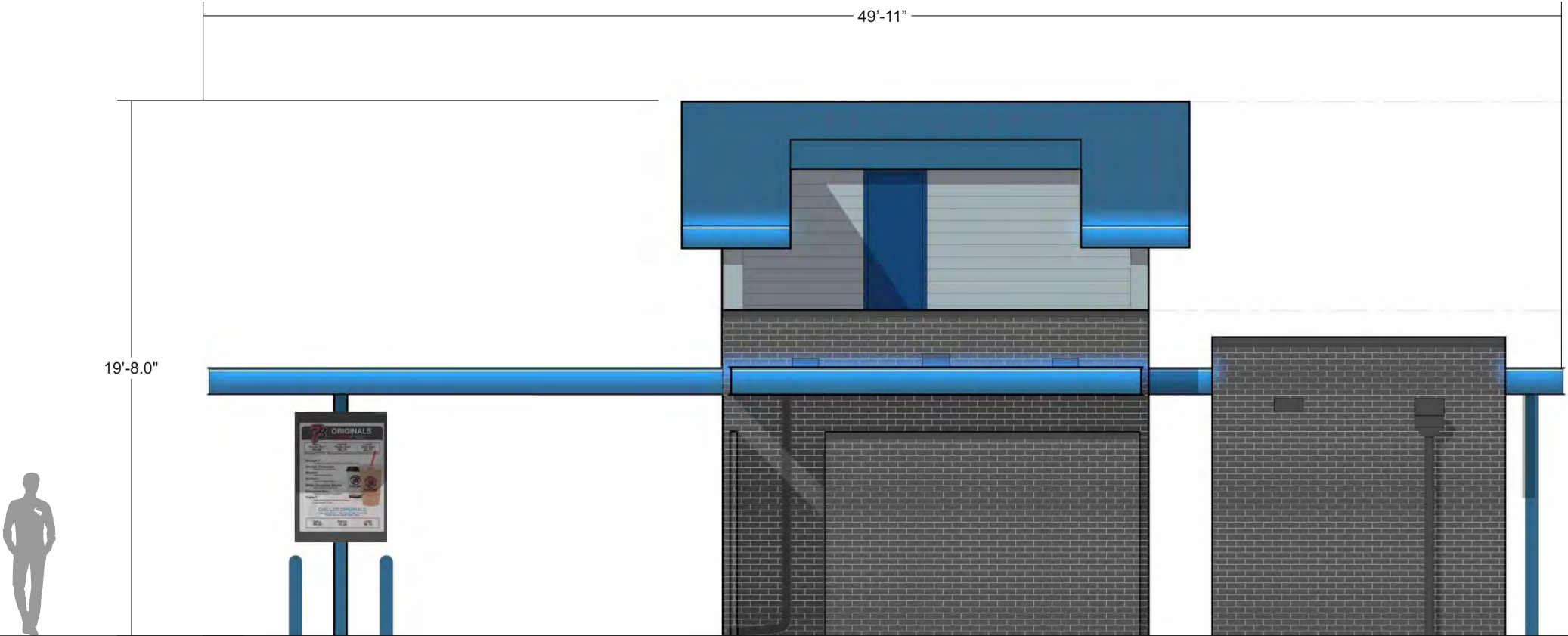
SCALE: 3/16"=1'



STANDARD BUILD

Elevation Sq. Ft. 981.69

REAR ELEVATION



Elevation Sq. Ft. 981.69

1 ELEVATIONS-DETAILS

SCALE: 3/16"=1'

2

4

STANDBUILD

Elevation Sq. Ft. 788.31

SIDE ELEVATION

SCALE: 3/16"=1'



Elevation Sq. Ft. 788.31

SIDE ELEVATION

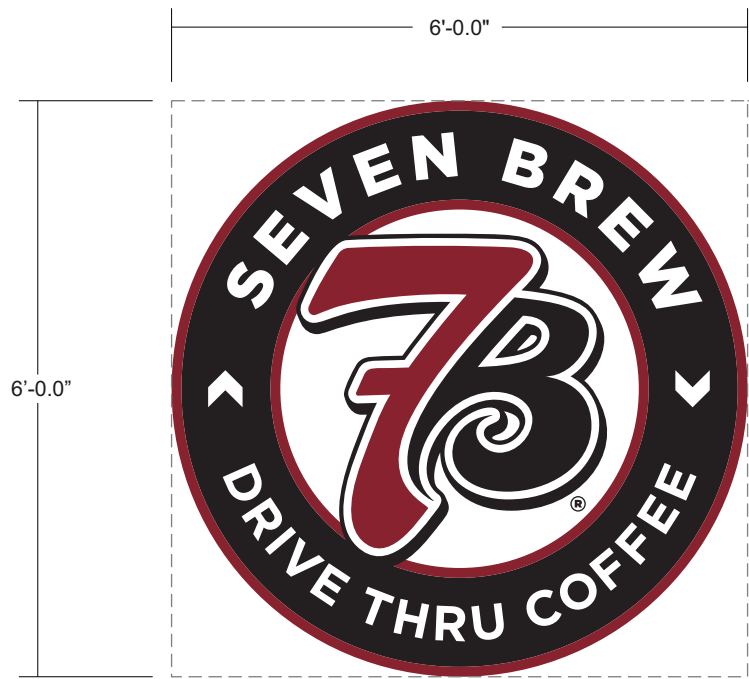


1 CABINET-DETAILS

SCALE: 1/2"=1'

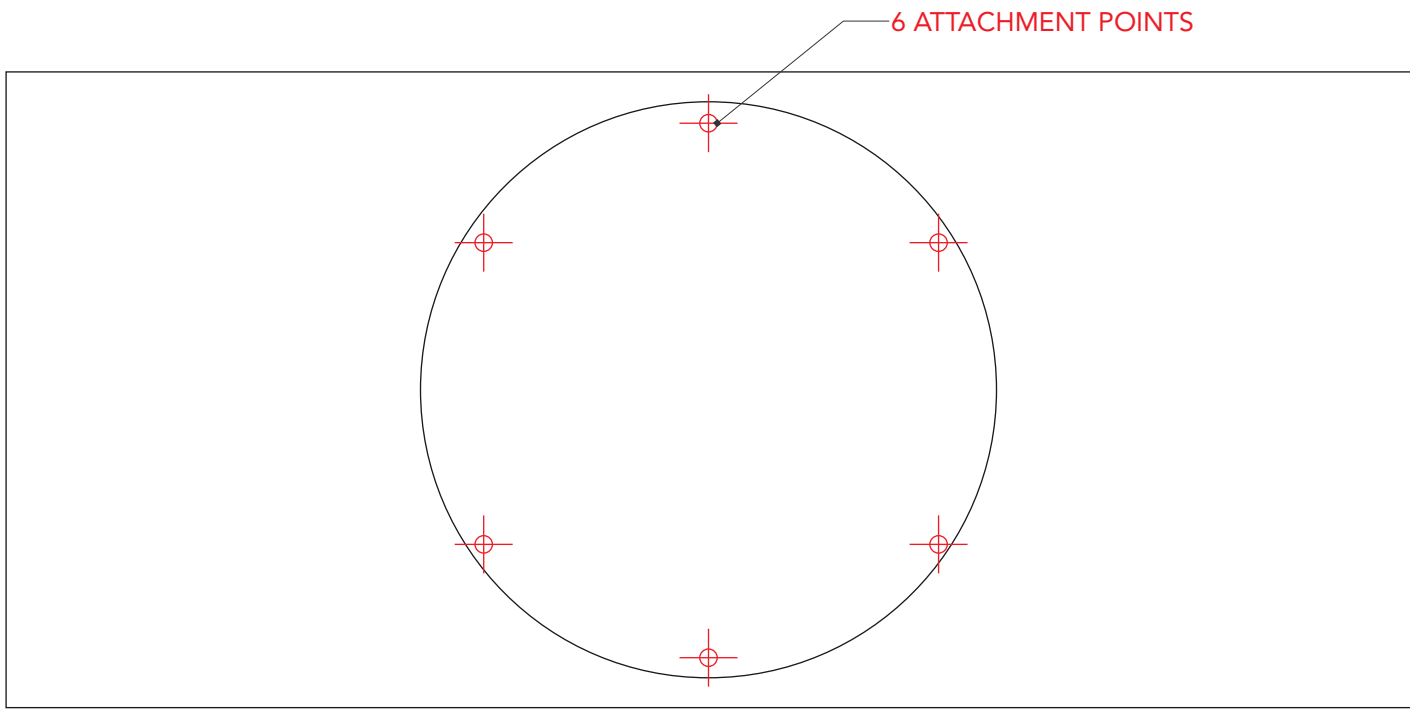
Quantity: 1

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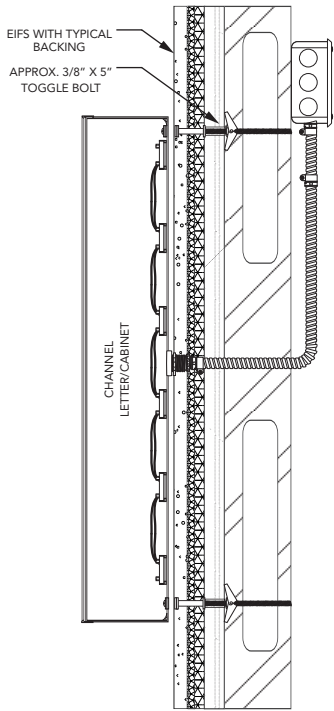


- FLUSH MOUNT CABINET
- WHITE EMBOSSED ACRYLIC PAN FACE
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - BLACK TRIM AND RETURNS

Total Sq. Ft. 28.27



DIRECT



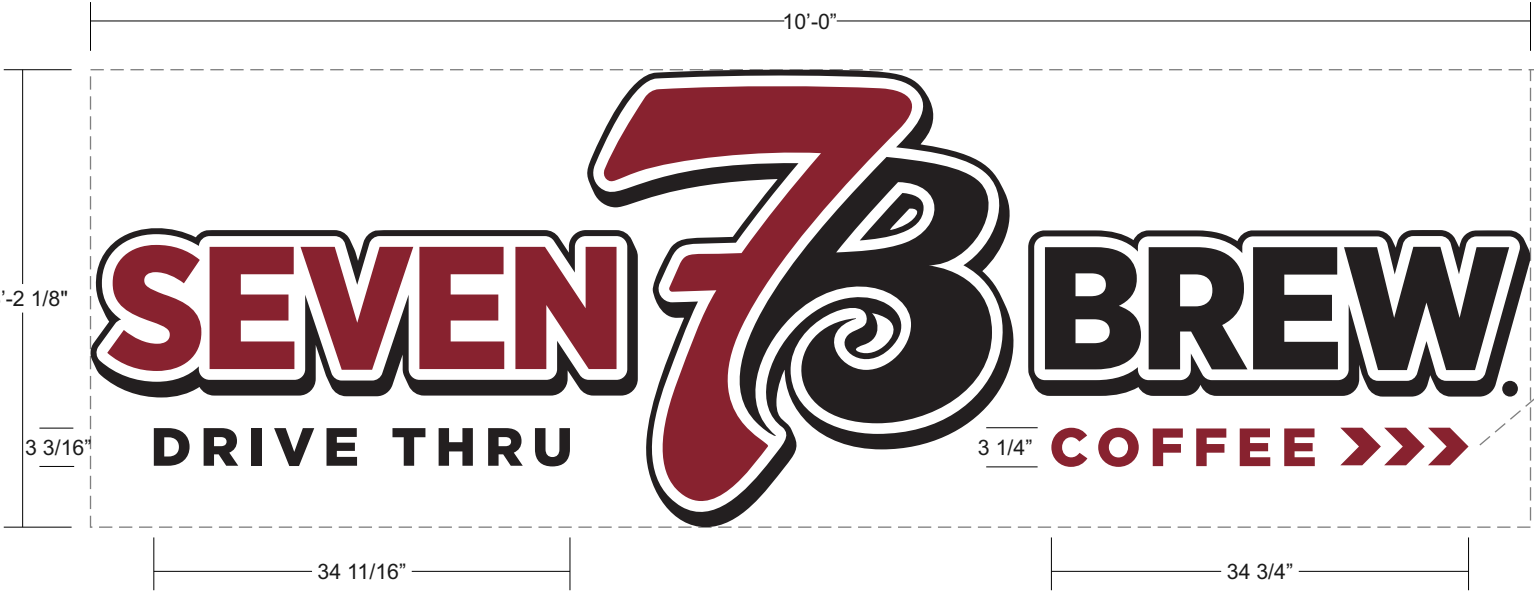
2

CHANNEL LETTER-DETAILS

SCALE: 3/4"=1'

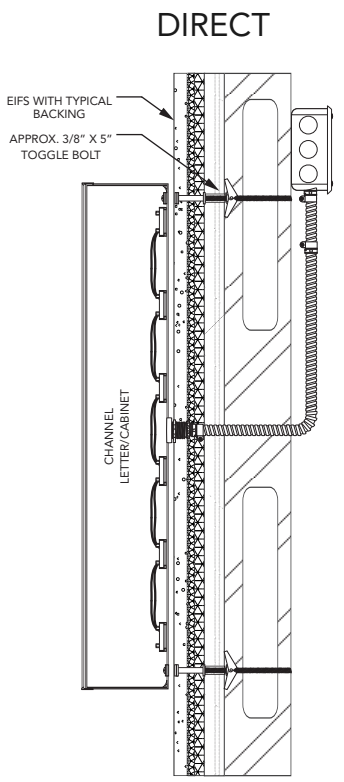
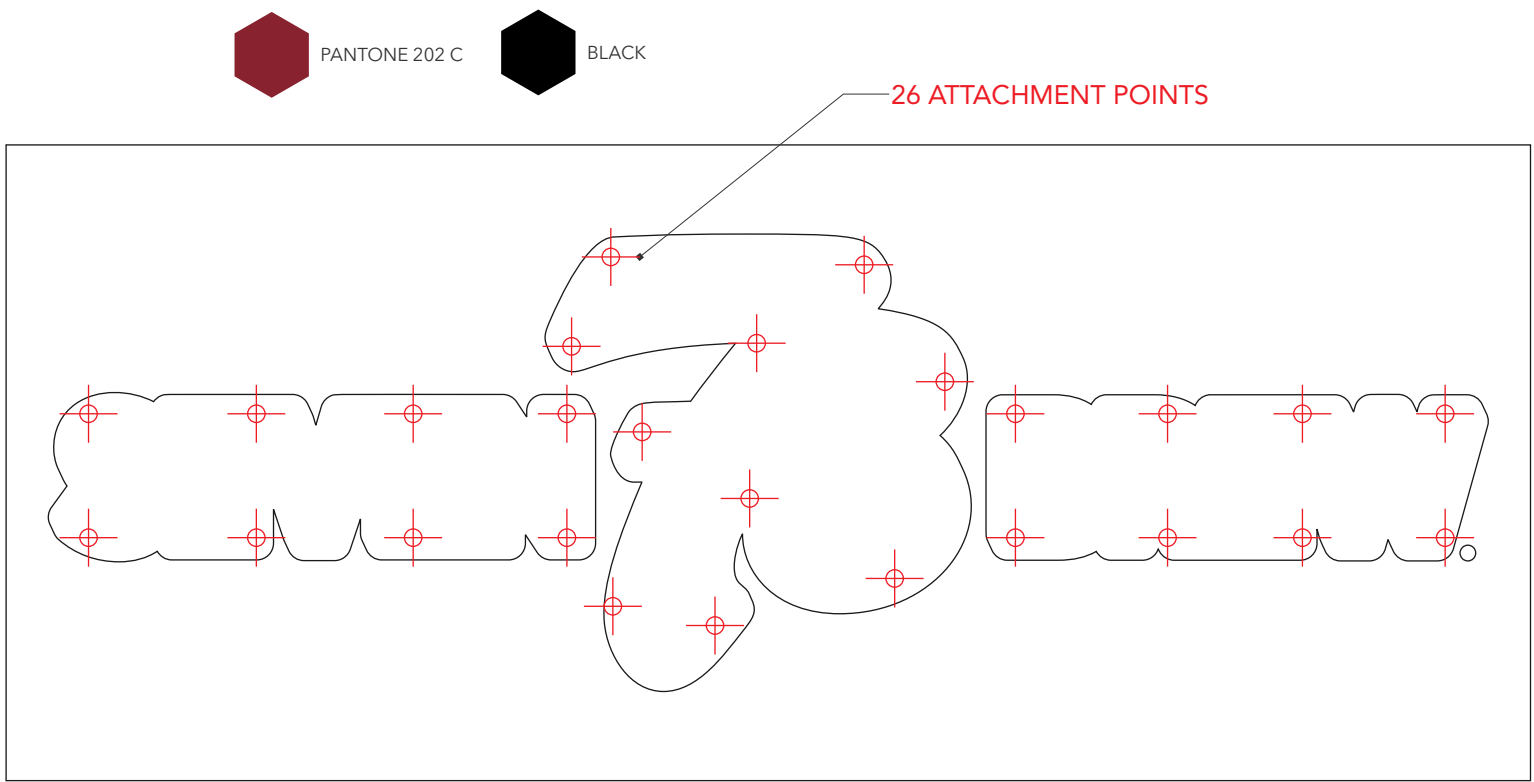
Quantity: 1

2



- FLUSH MOUNT CHANNEL LETTERS
- "SEVEN 7B BREW"
 - WHITE EMBOSSD ACRYLIC PAN FACE
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - BLACK TRIM AND RETURNS
- FLUSH MOUNT FCO
- "DRIVE THRU" AND "COFFEE >>>>"
 - PAINTED AS SHOWN
 - FLUSH MOUNTED FCOS

Total Sq. Ft. 31.76

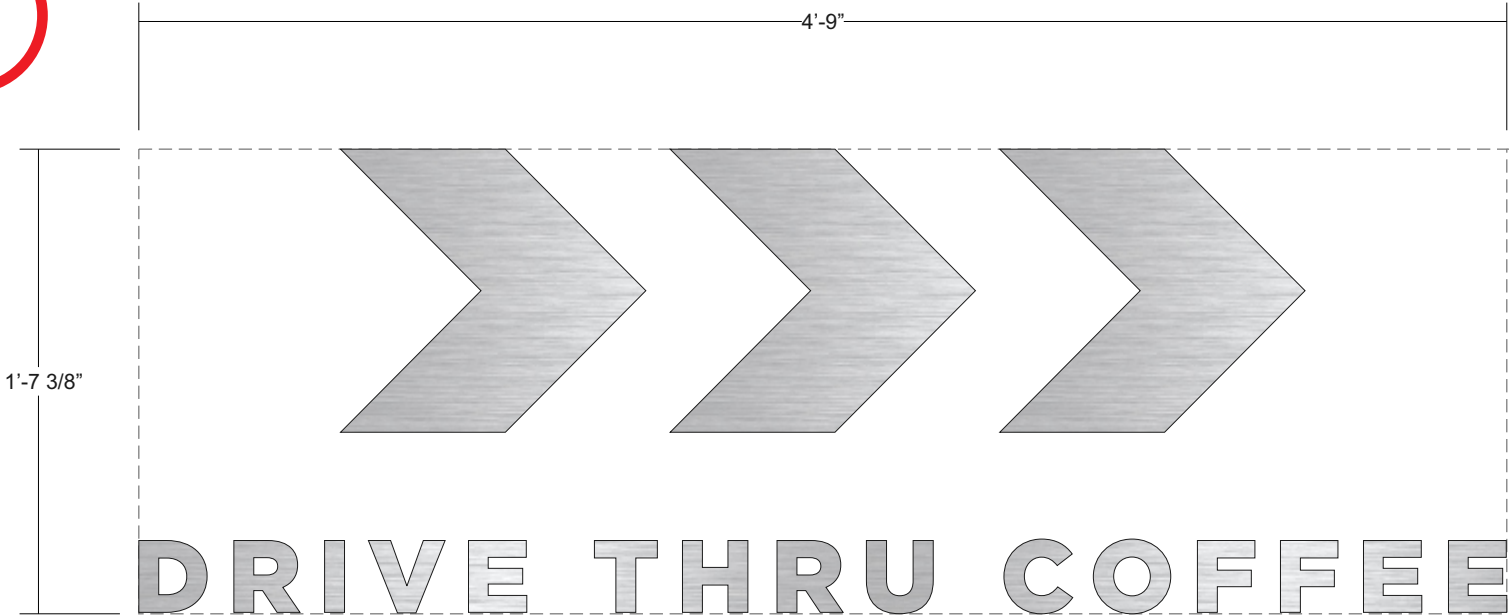


3 PANEL-DETAILS

SCALE: 1-1/2"=1'

Quantity: 1

3



- FLUSH MOUNT FCOs
- 1/4" BRUSHED ACM FCO
 - FACE AS SHOWN
 - FLUSH MOUNTED (VHB TAPE)
 - INSTALL LOCATION ON PREV. DRAWINGS

Total Sq. Ft. 7.66



4

PANEL-DETAILS

SCALE: 1'-1/2"=1'

Quantity: 1

4



- FLUSH MOUNT FCOs
- 1/2" ACRYLIC FCOs
 - PAINTED AS SHOWN
 - FLUSH MOUNTED (VHB TAPE)
 - INSTALL LOCATION ON PREV. DRAWINGS

Total Sq. Ft. 7.66

PANTONE 202 C

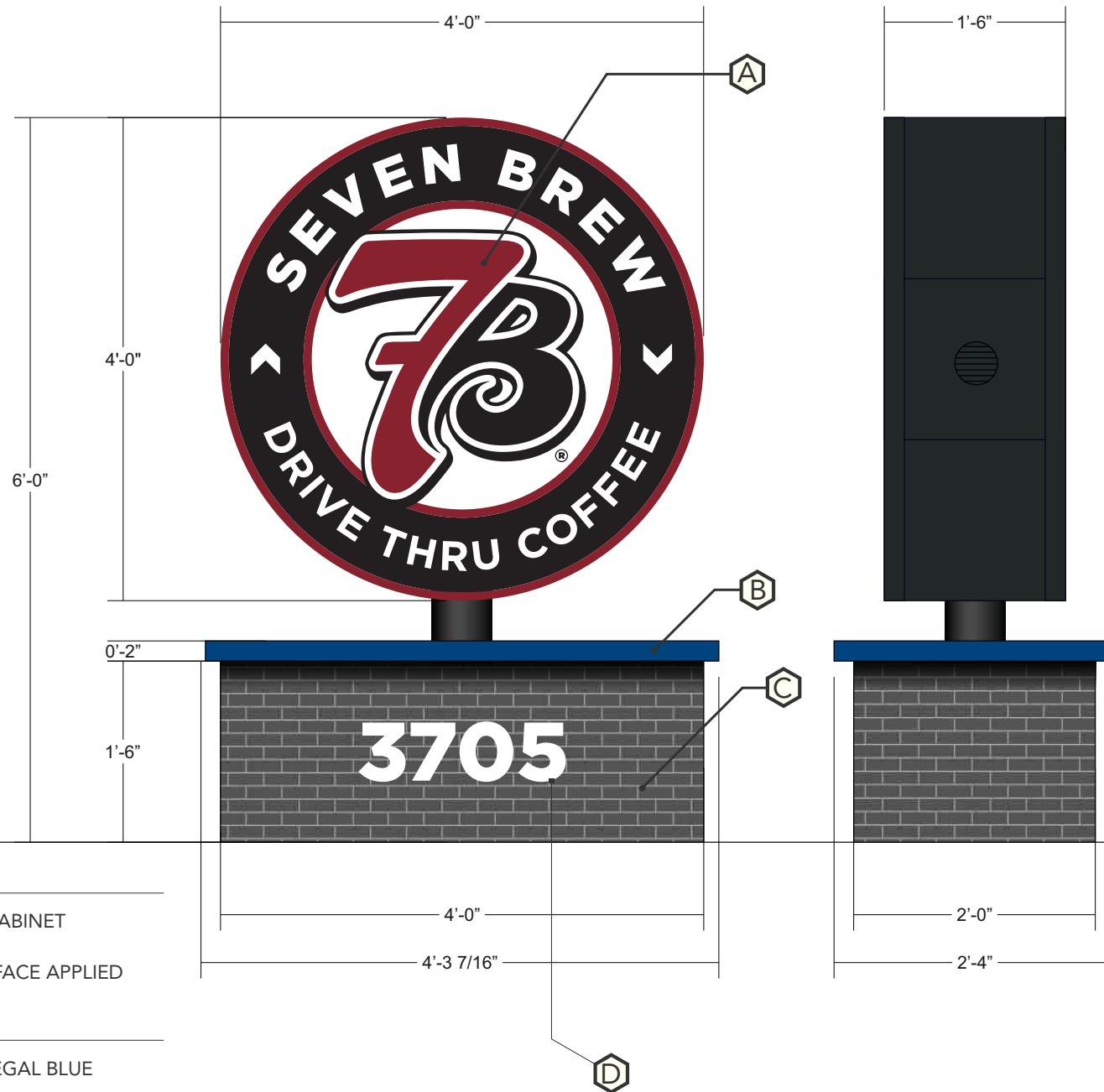
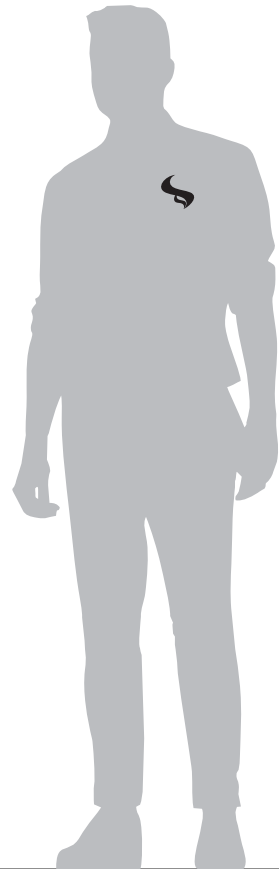
AZKO NOBEL BRUSHED ALUMINUM



5 MONUMENT-DETAILS

SCALE: 3/4"=1'

Quantity: 1

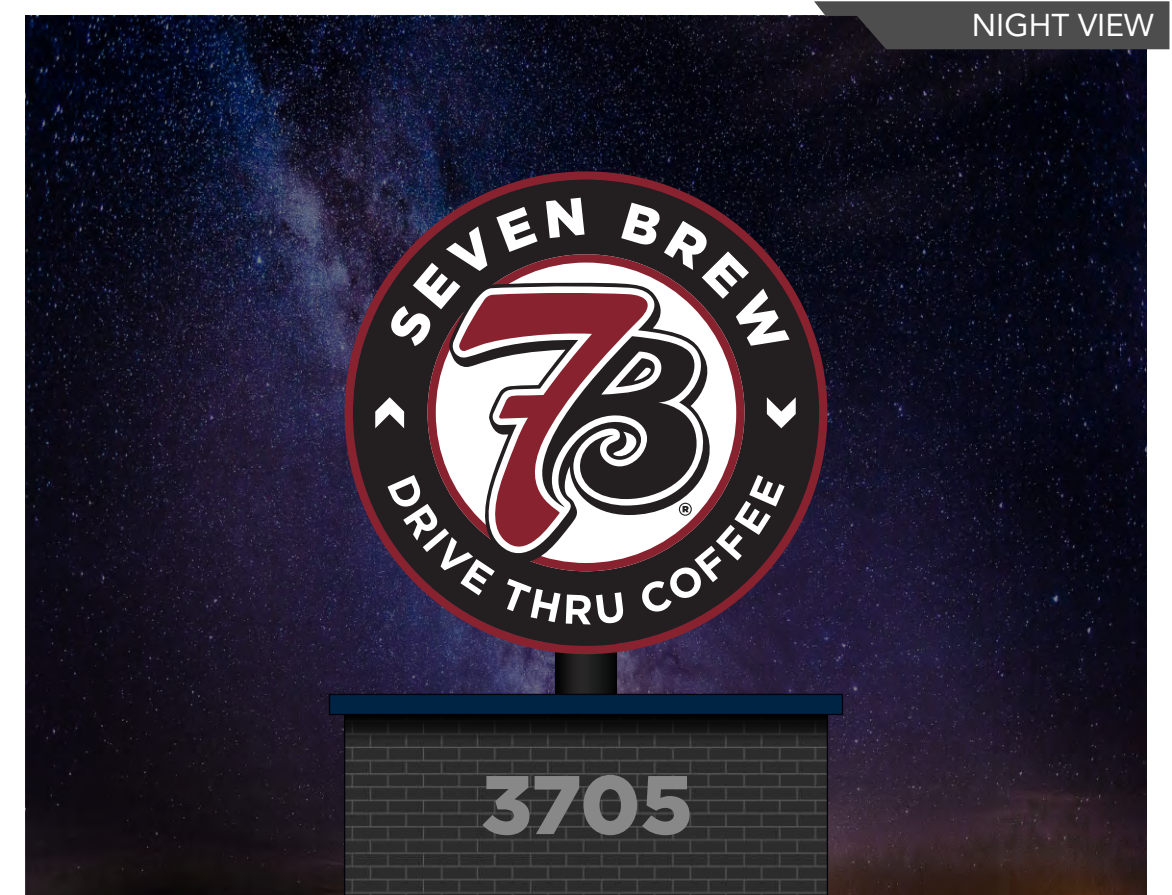


MONUMENT

- A** - D/F LED INTERNALLY ILLUMINATED CABINET
 - FLAT WHITE ACRYLIC FACES
 - VINYL OVERLAY TO MATCH, 1ST SURFACE APPLIED
 - BLACK RETURNS
 - POLE MOUNTED
- B** - 2" ALUMINUM BASE CAP PAINTED REGAL BLUE
- C** - BLACK NICHIA BRICK BASE TO MATCH BUILDING
- D** - 6" OAH ADDRESS NUMBERS
 - 1/8" ACM PAINTED WHITE
 - QTY: 2 (1 SET PER SIDE OF MONUMENT)

Total Structure Sq. Ft. 25.5

Total Sign Sq. Ft. 16



PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

HEX: 8a2432



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%

R: 35
G: 31
B: 32

HEX: 231f20



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

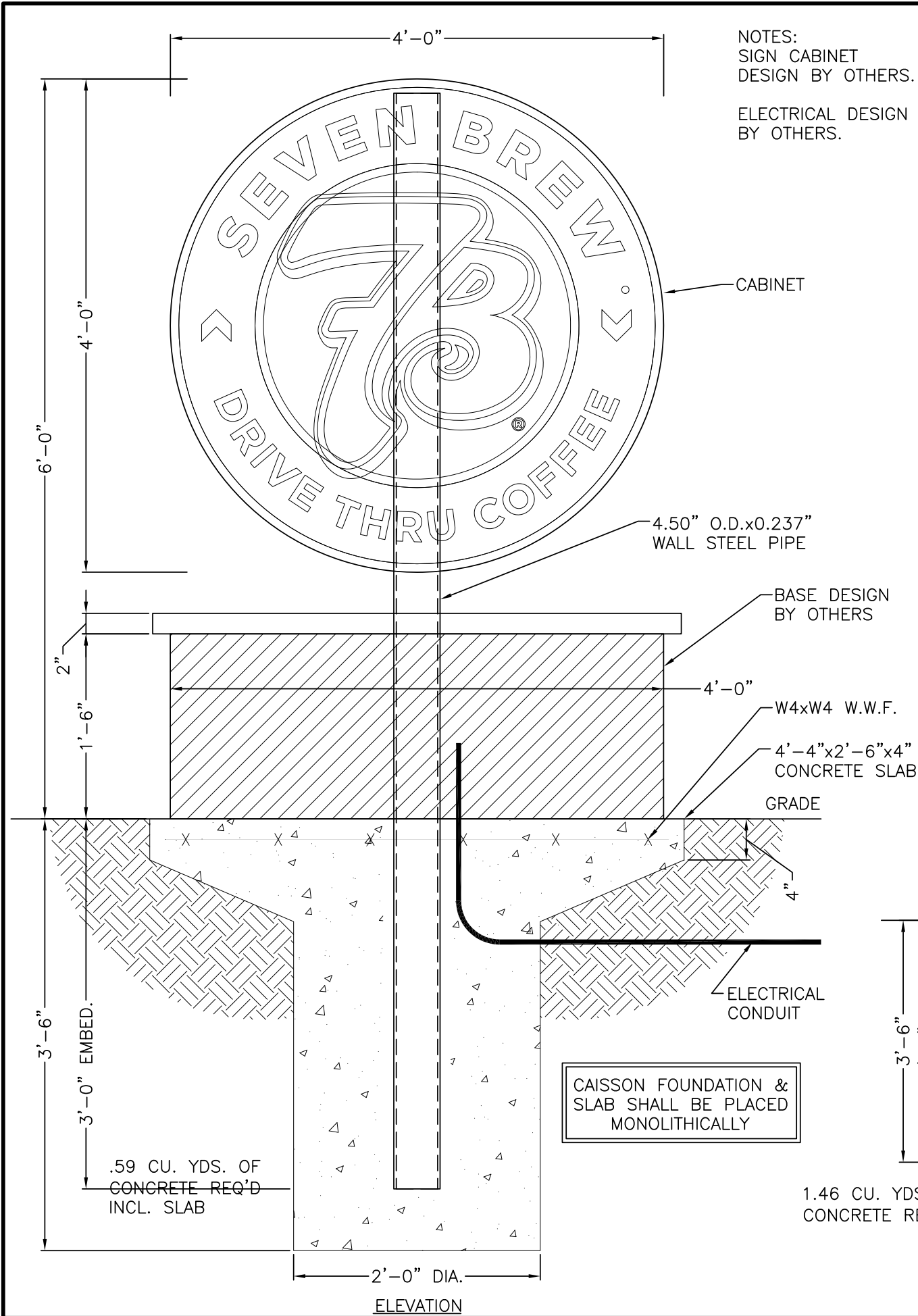
HEX: ffffff



PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%

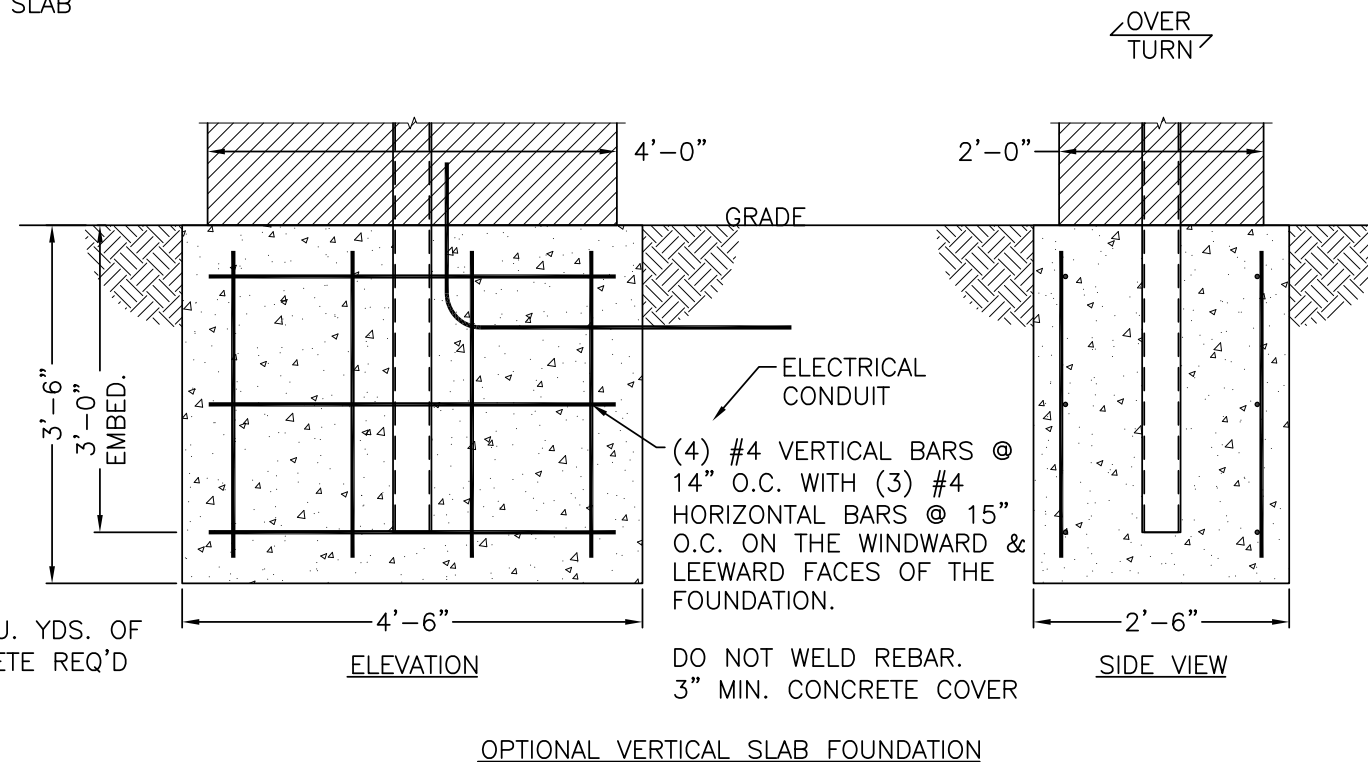
R: 0
G: 61
B: 165

HEX: 003da5



General Notes:

- Design is based on a 110 mph, 3 second gust wind design per OBC 2024/IBC 2021, Category II, Exposure C.
- Vertical Slab & Caisson foundations are based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
- A soil report was not provided. Foundation analysis assumes Soil Classification 4. Allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact SPRINGFIELD SIGN & NEON.
- Foundation shall not be placed at the top of, or on the side of a slope exceeding 3:1, or adjacent to a fill slope unless re-evaluated by a competent Professional Engineer. Do not place foundation in fill.
- Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
- Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations in accordance with ASTM A305. Welding of reinforcing bars is prohibited.
- All support members shall be free from defects. Steel Pipe up to 24 inch O.D. shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel and plate shall meet ASTM A36.
- Steel welds shall be made with E70xx low hydrogen electrodes by persons qualified in accordance with AWS standards within the past two years.
- All structural bolts shall conform to ASTM A325, and be zinc coated unless noted otherwise. When used with structural bolts, heavy hex nuts shall conform to ASTM A563, and washers shall conform to ASTM F436. Pretension all high strength bolts using the Turn-of-Nut method unless noted otherwise.
- The scope of this engineer does not include onsite observations.
- Link Engineering will not be responsible for the safety on this job site before, during or after installation of this structure. It is the responsibility of the owners, contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
- Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from Link Engineering voids this drawing in its entirety.
- The structure designed on this drawing is intended to be installed at the address shown and should not be used at any other location.



INSTALLATION ADDRESS:

7 BREW COFFEE
3705 MASSILLON RD.
UNION TOWN, OH 44685

CLIENT:

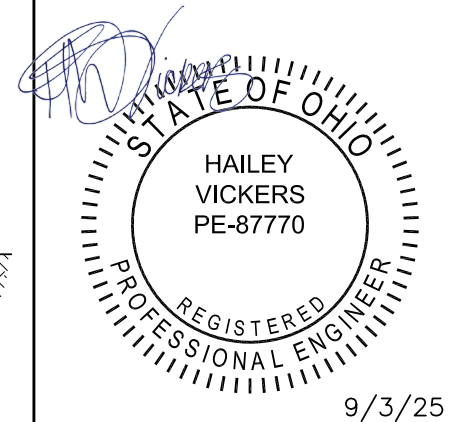


4825 EAST KEARNEY STREET
SPRINGFIELD, MO 65803
417.862.2454 - FAX: 417.862.1887

REV	DATE	DESCRIPTION
1	-/-/-	-----
2	-/-/-	-----

All designs and plans indicated on this drawing are created specifically for the noted project and are the sole property of LINK Engineering, L.L.C. Use of these designs or plans for any purpose other than the intended application shall be prohibited without the written consent of LINK Engineering, L.L.C. Disclosure of any of the information enclosed within, without consent of the owner, is a violation of intellectual property and shall not be tolerated.

SEAL & SIGNATURE:



Project Number:		Drawing Number:	
25-0231R2		B1862019	
SHT.	OF	DATE:	BY:
1	2	9/3/25	GHK

		PROJECT #	25-0231R2		OWNER:	7 BREW COFFEE			
		September 3, 2025				3705 MASSILLON RD.			
		DRAWING #	B1862019			UNION TOWN, OH 44685			
		WIND LOAD	19.00	PSF					
		WIND SPEED	110	MPH	CLIENT:	SPRINGFIELD SIGN			
		# COLUMNS	1	OBC 2024/IBC 2021		4825 E. KEARNEY ST.			
		DESIGNER	GHK			SPRINGFIELD, MO			
				SHAPE	CENTROID		TOTAL		
	ITEM	HEIGHT	WIDTH	FACTOR	HEIGHT	AREA	FORCE	MOMENT	
	=====	=====	=====	=====	=====	=====	=====	=====	
	SIGN	4.000	4.000	0.785	2.000	12.566	0.239	0.477	
	COLUMN	0.333	0.375	0.700	0.167	0.088	0.240	0.557	
	BASE PL.	1.667	4.000	1.000	0.833	6.667	0.367	1.063	
	OAH	6.000							
		COLUMN CALCULATIONS		(CODES P=PIPE;O=OTHER;T=TUBE)					
						DESIGN		AVAILABLE	
		COLUMN	COLUMN	COLUMN	lxx	MODULUS	REQUIRED	FLEXURAL	
	ITEM	WIDTH	DEPTH	WALL	COLUMN	COLUMN	MOMENT	STRENGTH	UNITY
=	=====	=====	=====	=====	=====	=====	=====	=====	=====
P	SIGN		4.500	0.221	6.8	4.05	0.477	7.07	0.067
P	COLUMN		4.500	0.221	6.8	4.05	0.557	7.07	0.079
P	BASE PL.		4.500	0.221	6.8	4.05	1.063	7.07	0.150
	VERTICAL SLAB								
	MOMENT					1.063	FT-KIP		
	FORCE					0.367	KIP		
	REFERENCE IBC 1807.3.2 & TABLE 1806.2								
	ASSUME SOIL CLASS #4 SW, SP, SM, SC, GM & GC								
	LATERAL BEARING PRESSURE - PSF/FT OF DEPTH								
	S1					350.0			
	SLAB DEPTH (d)					3.500	FT.		
	SLAB WIDTH (b)					4.500	FT.		
	SLAB THICKNESS					2.500	FT.		
	AVERAGE HEIGHT (h)					2.898	FT.		
	A = 2.34*FORCE/(S1*b)					0.477			
	CALCULATED DEPTH					1.488	FT.		
	MINIMUM THICKNESS WITHOUT REBAR					3.570	IN.		
	SQRT(M*12*6*1.7*.75/(.178*12*WIDTH))								
	ACTUAL THICKNESS					30.000	IN.		
	CONCRETE					1.458	CJ. YD.		
	EXCAVATION					1.458	CJ. YD.		
	CAISSON								
	MOMENT					1.063	FT-KIP		
	FORCE					0.367	KIP		
	REFERENCE IBC 1807.3.2 & TABLE 1806.2								
	ASSUME SOIL CLASS #4 SW, SP, SM, SC, GM & GC								
	LATERAL BEARING PRESSURE - PSF/FT OF DEPTH								
	S1					350.0			
	DEPTH					3.500	FT.		
	DIAMETER					2.000	FT.		
						2.898	FT.		
						1.227	FT.		
	CALCULATED DEPTH					2.675	FT.		
	MINIMUM THICKNESS WITHOUT REINFORCEMENT					12.553	IN.		
	ACTUAL DIAMETER					24.000	IN.		
	CONCRETE					0.407	CJ. YD.		

INSTALLATION ADDRESS:

7 BREW COFFEE
3705 MASSILLON RD.
UNION TOWN, OH 44685

CLIENT:



4825 EAST KEARNEY STREET
SPRINGFIELD, MO 65803
417.862.2454 - FAX: 417.862.1887

REV	DATE	DESCRIPTION
1	-/-/-	-----
2	-/-/-	-----

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SEAL & SIGNATURE:



9/3/25



LINK Engineering, L.L.C.

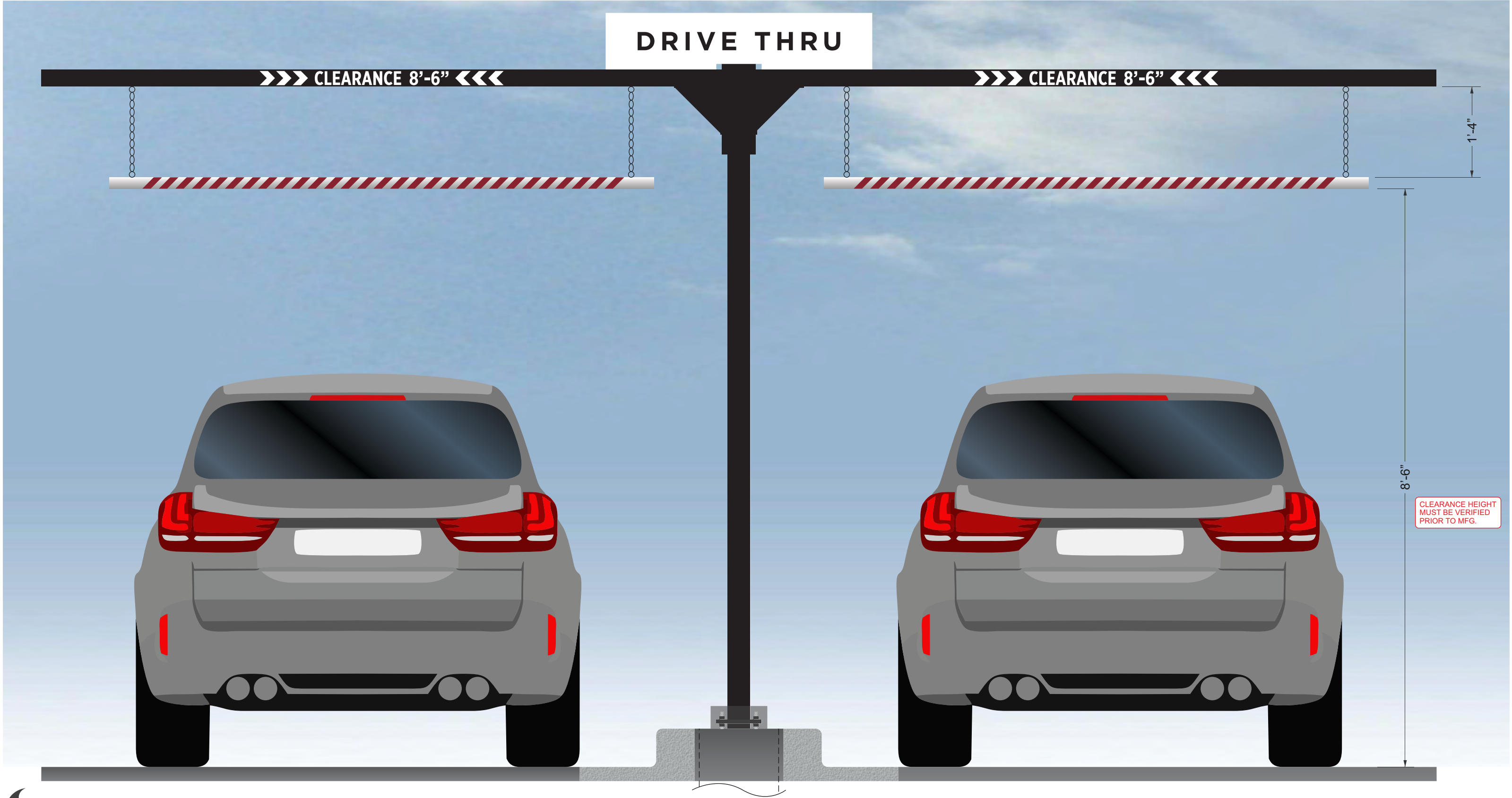
135 South David Lane • Knoxville, Tennessee 37922
Phone: (865) 539-4001 • www.linkengr.com

Project Number:		Drawing Number:	
25-0231R2		B1862019	
SHT.	OF	DATE:	BY:
2	2	9/3/25	GHK

EXTERIOR

DOUBLE DRIVE THRU

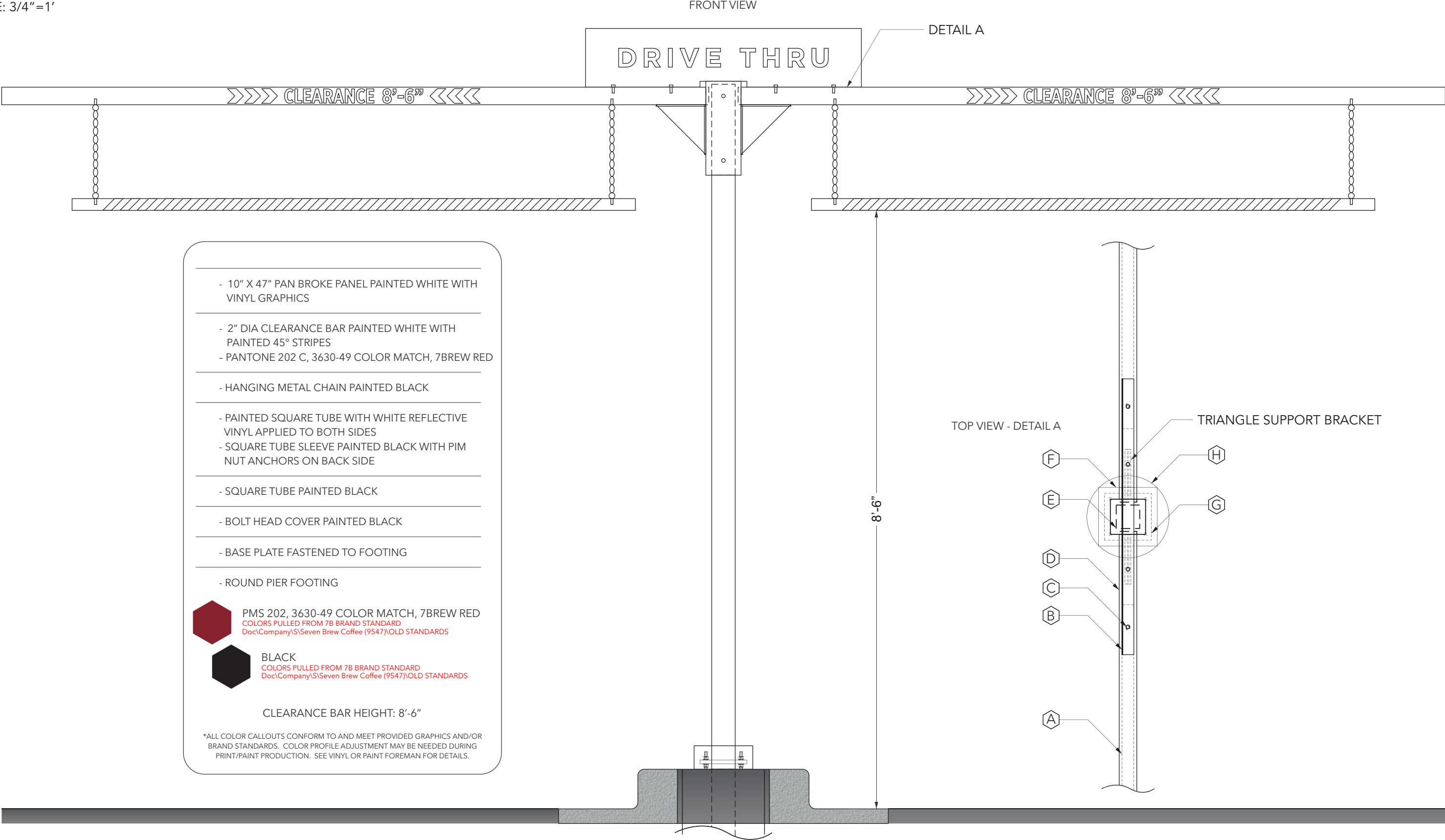
SCALE: 3/4"=1'

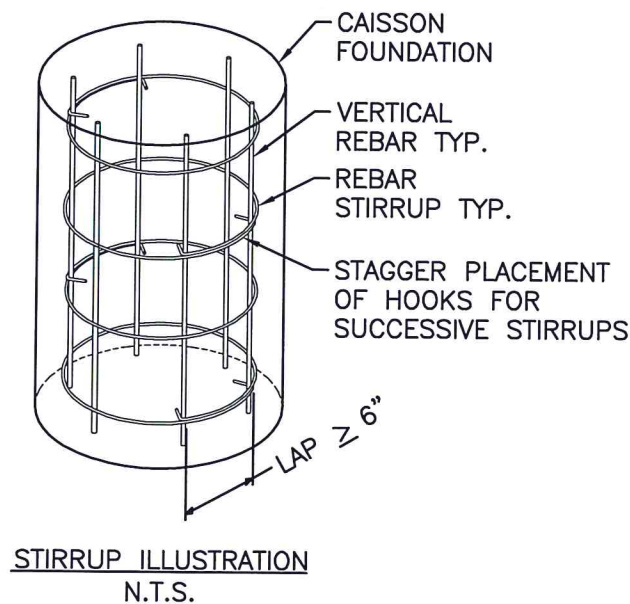
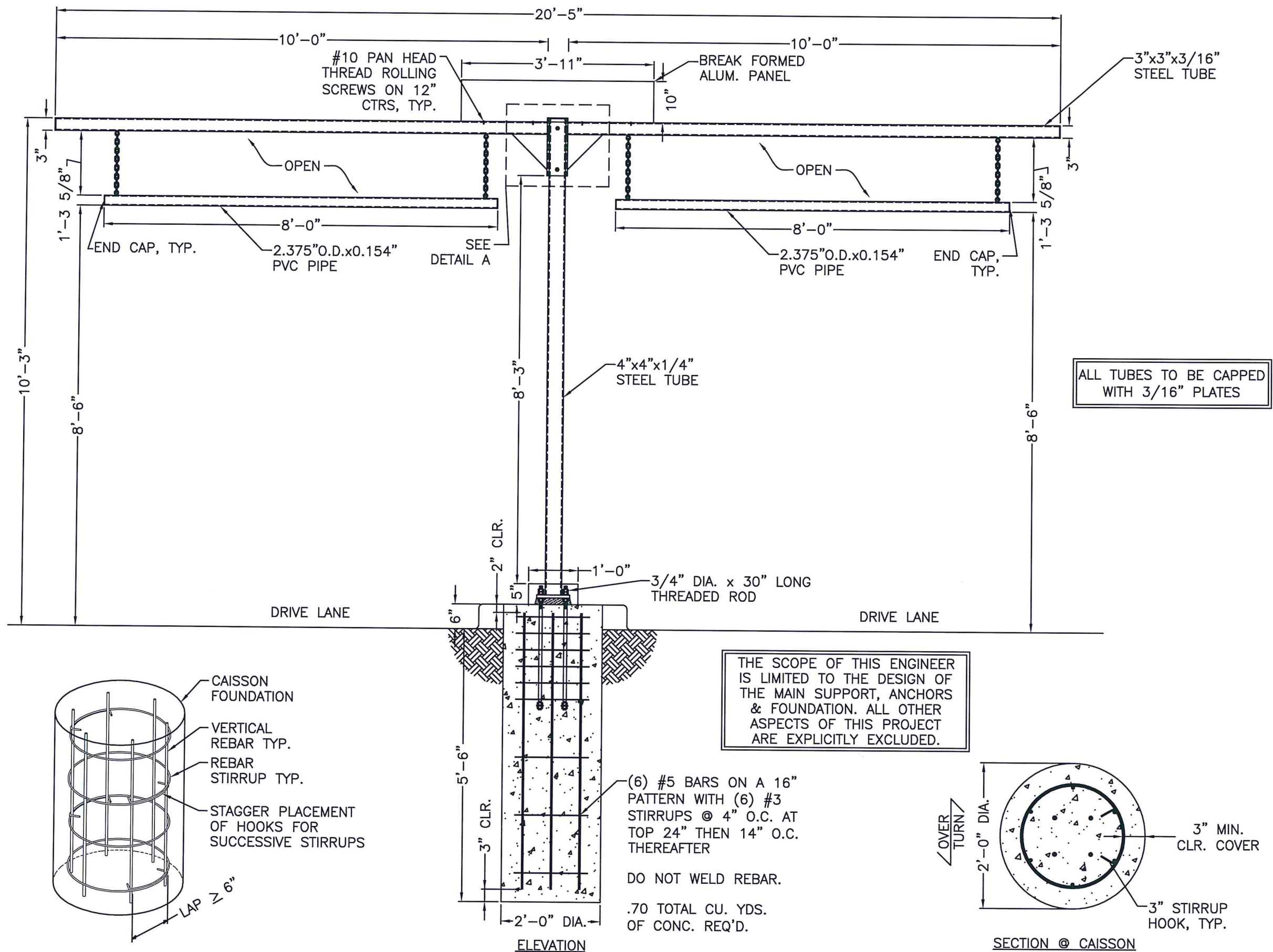


EXTERIOR

DOUBLE DRIVE THRU

SCALE: 3/4"=1'

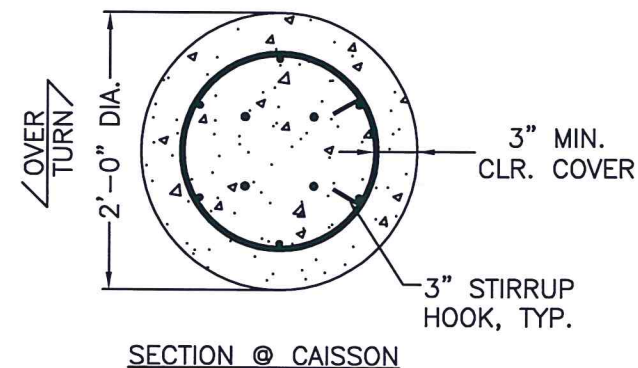




(6) #5 BARS ON A 16" PATTERN WITH (6) #3 STIRRUPS @ 4" O.C. AT TOP 24" THEN 14" O.C. THEREAFTER

DO NOT WELD REBAR.

.70 TOTAL CU. YDS. OF CONC. REQ'D.



INSTALLATION ADDRESS:

7 BREW COFFEE

DOUBLE SIDED, SINGLE
PANEL DRIVE-THRU
CLEARANCE BAR

VARIOUS LOCATIONS

CLIENT:

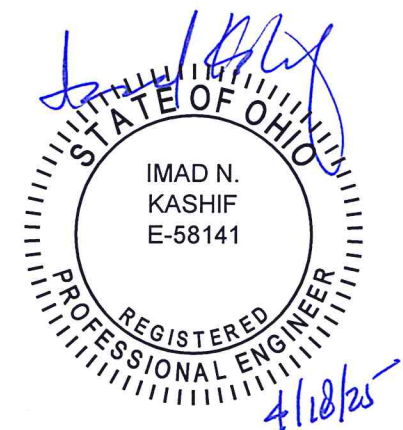


4825 EAST KEARNEY STREET
SPRINGFIELD, MO 65803
417.862.2454 - FAX: 417.862.1887

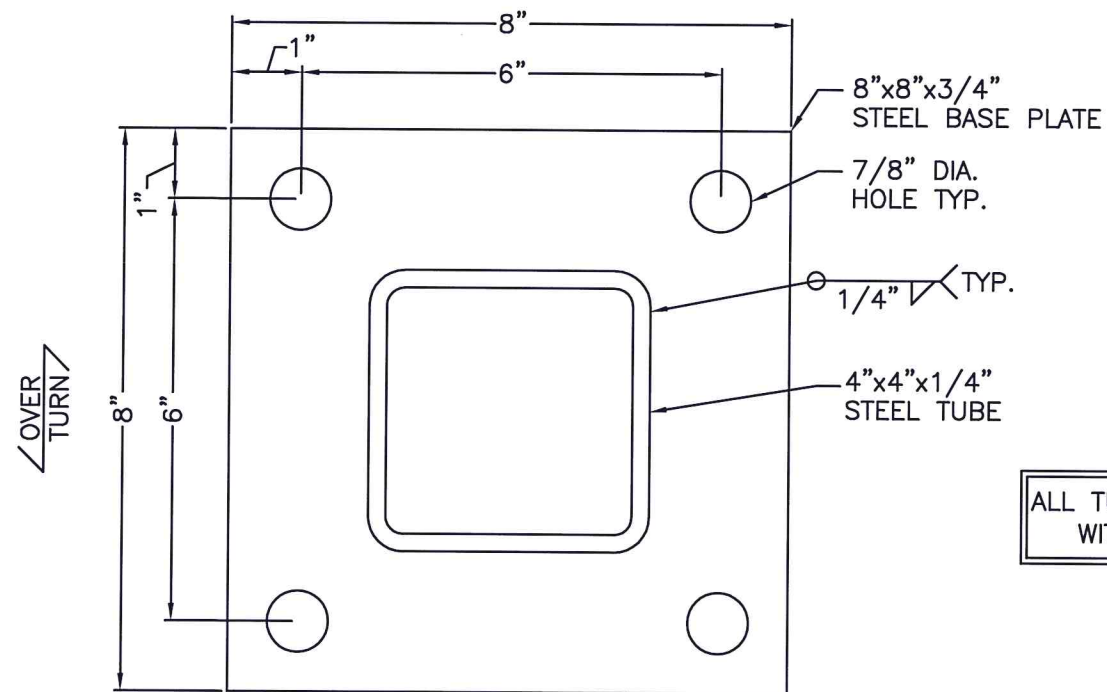
REV	DATE	DESCRIPTION
Δ	-/-/-	-----
Δ	-/-/-	-----

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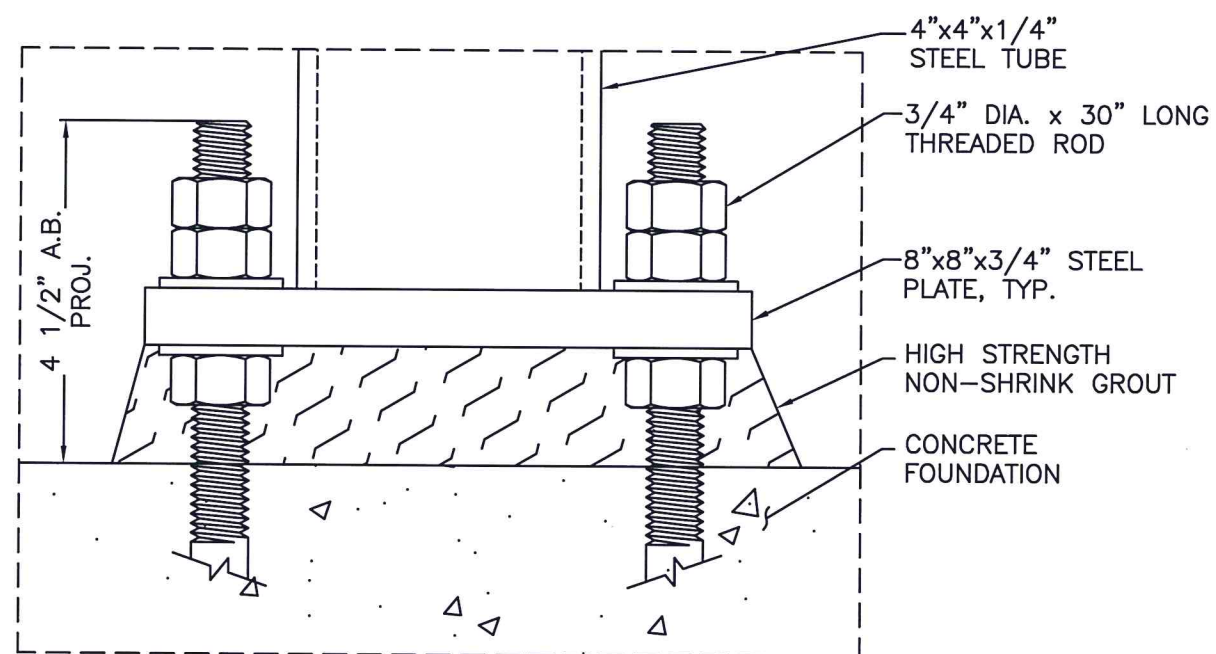
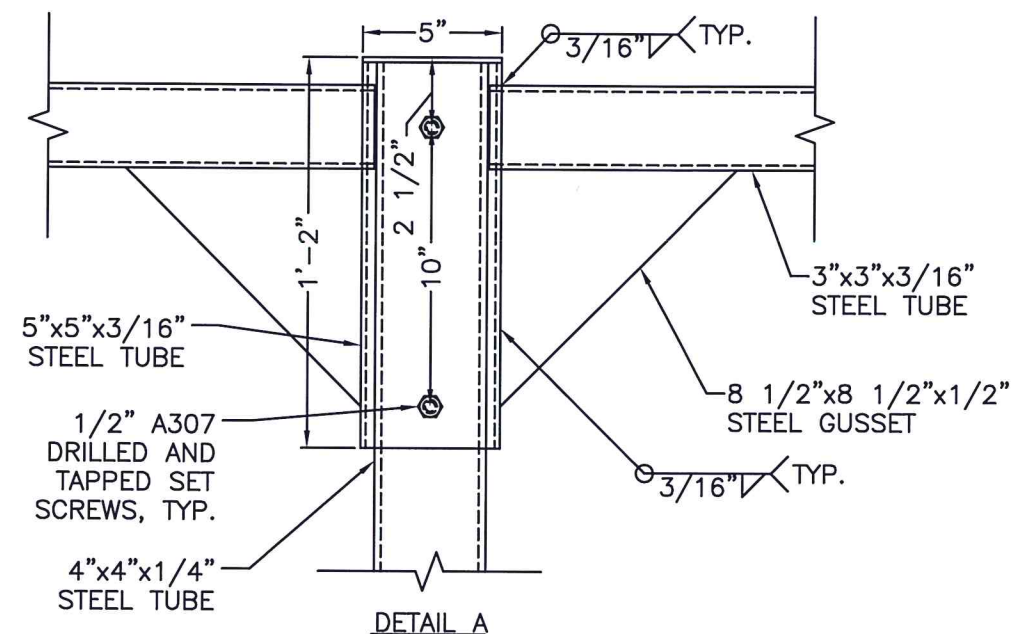
SEAL & SIGNATURE:



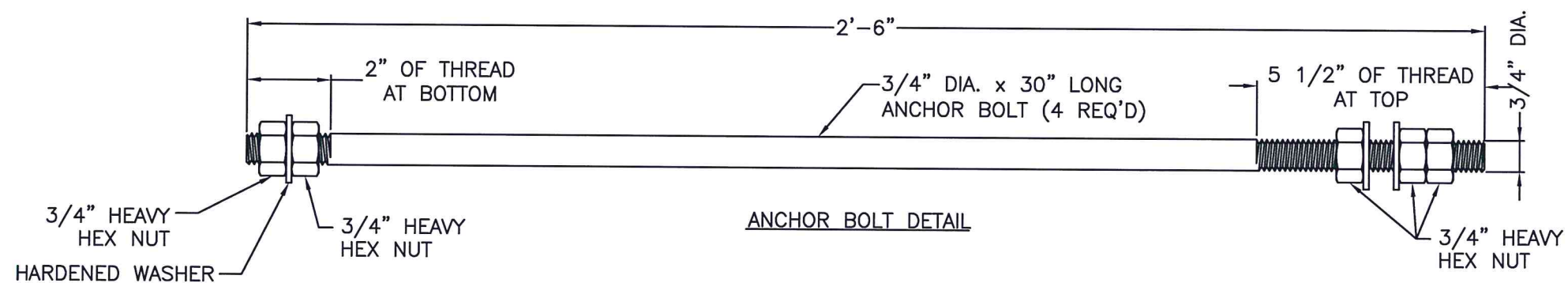
Project Number: 25-0275		Drawing Number: B1861798	
SHT. 1	OF 3	DATE: 4/18/25	BY: SR



BASE PLATE DETAIL



ANCHOR BOLT PROJECTION DETAIL



INSTALLATION ADDRESS:

7 BREW COFFEE

DOUBLE SIDED, SINGLE
PANEL DRIVE-THRU
CLEARANCE BAR

VARIOUS LOCATIONS

CLIENT:



4825 EAST KEARNEY STREET
SPRINGFIELD, MO 65803
417.862.2454 - FAX: 417.862.1887

REV	DATE	DESCRIPTION
1	-/-/-	-----
2	-/-/-	-----

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SEAL & SIGNATURE:



LINK Engineering, L.L.C.

135 South David Lane • Knoxville, Tennessee 37922
Phone: (865) 538-4001 • www.linkengr.com

Project Number: 25-0275		Drawing Number: B1861798	
SHT. 2	OF 3	DATE: 4/18/25	BY: SR

PROJECT #		25-0275		OWNER: 7 BREW COFFEE	
April 18, 2025				DRIVE-THRU CLEARANCE BAR (DBL. SIDED, SINGLE PANEL,	
DRAWING #		B1861798		VARIOUS (PROTOTYPICAL)	
WIND LOAD		36.01	PSF		
WIND SPEED		140	MPH	CLIENT: SPRINGFIELD SIGN & NEON	
# COLUMNS		1	3C 2024/IBC 2021	4825 E KEARNEY ST.	
DESIGNER		SR		SPRINGFIELD, MO	

ITEM	HEIGHT	WIDTH	SHAPE FACTOR	CENTROID HEIGHT	AREA	TOTAL FORCE	MOMENT
=====	=====	=====	=====	=====	=====	=====	=====
1 DT SIGN/2 MAST ARMS	1.917	20.417	0.236	1.110	9.217	0.446	0.495
COLUMN	0.460	0.333	1.026	0.230	0.157	0.452	0.702
COLUMN + 2 CLR BARS	0.198	0.333	1.000	0.099	0.066	0.454	0.791
COLUMN	7.591	0.333	1.026	3.796	2.595	0.547	4.592
BASE COVER	0.417	0.833	1.000	0.208	0.347	0.560	4.822
CURB	0.500	2.000	1.000	0.250	1.000	0.596	5.111
OA H	11.083						

COLUMN CALCULATIONS				(CODES P=PIPE;O=OTHER;T=TUBE)				
ITEM	COLUMN WIDTH	COLUMN DEPTH	COLUMN WALL	IXX COLUMN	DESIGN MODULUS COLUMN	REQUIRED MOMENT	AVAILABLE FLEXURAL STRENGTH	UNITY
=====	=====	=====	=====	=====	=====	=====	=====	=====
T 1 DT SIGN/2 MAST ARMS	4.000	4.000	0.233	7.8	4.69	0.495	10.77	0.046
T COLUMN	4.000	4.000	0.233	7.8	4.69	0.702	10.77	0.065
T COLUMN + 2 CLR BARS	4.000	4.000	0.233	7.8	4.69	0.791	10.77	0.073
T COLUMN	4.000	4.000	0.233	7.8	4.69	4.592	10.77	0.426
T BASE COVER	4.000	4.000	0.233	7.8	4.69	4.822	10.77	0.448

BOLT CALCULATIONS				*****			
ITEM	MOMENT	BOLT SPACING	BOLTS/ PLATE	TENSION/ BOLT	BOLT DIAM.	ALLOW. STRESS	ALLOWABLE TENSION
=====	=====	=====	=====	=====	=====	=====	=====
BASE PL.	4.822	6.000	4.000	4.822	0.750	19.100	8.438

PLATE CALCULATIONS				*****			
ITEM	TENSION/ BOLT	MOMENT ARM	MOMENT PLATE	PLATE WIDTH	PLATE DEPTH	PLATE THICK.	MINIMUM THICK.
=====	=====	=====	=====	=====	=====	=====	=====
BASE PL.	4.822	1.625	7.836	4.938	8.000	0.750	0.594

ANCHOR BOLT PROJECTION		ANCHOR EMBEDMENT		ANCHOR BOLT MIN. LENGTH	
4.500		12.792		18.000 Use 30" A.B.	

CAISSON			
MOMENT		5.111	FT-KIP
FORCE		0.596	KIP
REFERENCE IBC 1807.3.2 & TABLE 1806.2			
ASSUME SOIL CLASS #4 SW, SP, SM, SC, GM & GC			
LATERAL BEARING PRESSURE - PSF/FT OF DEPTH		150.0	PSF/FT
S1		550.0	
DEPTH		5.500	FT.
DIAMETER		2.000	FT.
		8.578	FT.
		1.268	FT.
CALCULATED DEPTH		4.134	FT.
MINIMUM THICKNESS WITHOUT REINFORCEMENT		19.809	IN.
ACTUAL DIAMETER		24.000	IN.
CONCRETE (INCLUDING PIER)		0.698	CU. YD.

General Notes:

- Design is based on a 140 mph, 3 second gust wind design per OBC 2024/IBC 2021. Category II, Exposure C.
- Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
- Foundation analysis assumes Soil Classification 4. Allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact SPRINGFIELD SIGN.
- Foundation shall not be placed at the top of, or on the side of a slope exceeding 3:1, or adjacent to a fill slope unless re-evaluated by a competent Professional Engineer. Do not place foundation in fill.
- Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
- Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations in accordance with ASTM A305. Welding of reinforcing bars is prohibited.
- All voids between column baseplate and foundation surface shall be completely filled with high-strength, non-shrink grout.
- Anchor bolts shall meet ASTM F1554 Grade 36. Exposed surfaces shall be galvanized or coated to prevent corrosion.
- All support members shall be free from defects. Steel tube shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel angle, channel and plate shall meet ASTM A36.
- Steel welds shall be made with E70xx low hydrogen electrodes by persons qualified in accordance with AWS standards within the past two years.
- All structural bolts shall conform to ASTM A325, and be zinc coated unless noted otherwise. When used with structural bolts, heavy hex nuts shall conform to ASTM A563, and washers shall conform to ASTM F436. Pretension all high strength bolts using the Turn-of-Nut method unless noted otherwise.
- The scope of this engineering does not include onsite observations.
- LINK Engineering will not be responsible for the safety on this job site before, during or after installation of this structure. It is the responsibility of the owners, contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
- Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from LINK Engineering voids this drawing in its entirety.
- The structure designed on this drawing is prototypical and should not be used for site specific applications unless reviewed and deemed suitable for use at that site by a competent Professional Engineer

INSTALLATION ADDRESS:

7 BREW COFFEE

DOUBLE SIDED, SINGLE
PANEL DRIVE-THRU
CLEARANCE BAR

VARIOUS LOCATIONS

CLIENT:

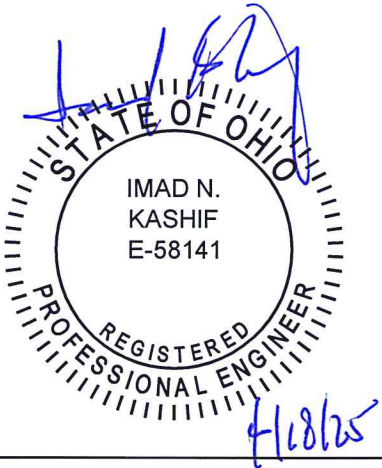
 **SPRINGFIELD SIGN**

4825 EAST KEARNEY STREET
SPRINGFIELD, MO 65803
417.862.2454 - FAX: 417.862.1887

REV	DATE	DESCRIPTION
A	-/-/-	-----
A	-/-/-	-----

All designs and plans indicated on this drawing are created specifically for the noted project and are the sole property of LINK Engineering, L.L.C. Use of these designs or plans for any purpose other than the intended application shall be prohibited without the written consent of LINK Engineering, L.L.C. Disclosure of any of the information enclosed within, without consent of the owner, is a violation of intellectual property and shall not be tolerated.

SEAL & SIGNATURE:





LINK Engineering, L.L.C.

135 South David Lane • Knoxville, Tennessee 37922
Phone: (865) 539-4001 • www.linkengr.com

Project Number:		Drawing Number:	
25-0275		B1861798	
SHT.	OF	DATE:	BY:
3	3	4/18/25	SR

GENERAL LANDSCAPE NOTES

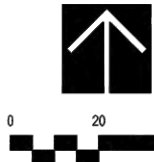
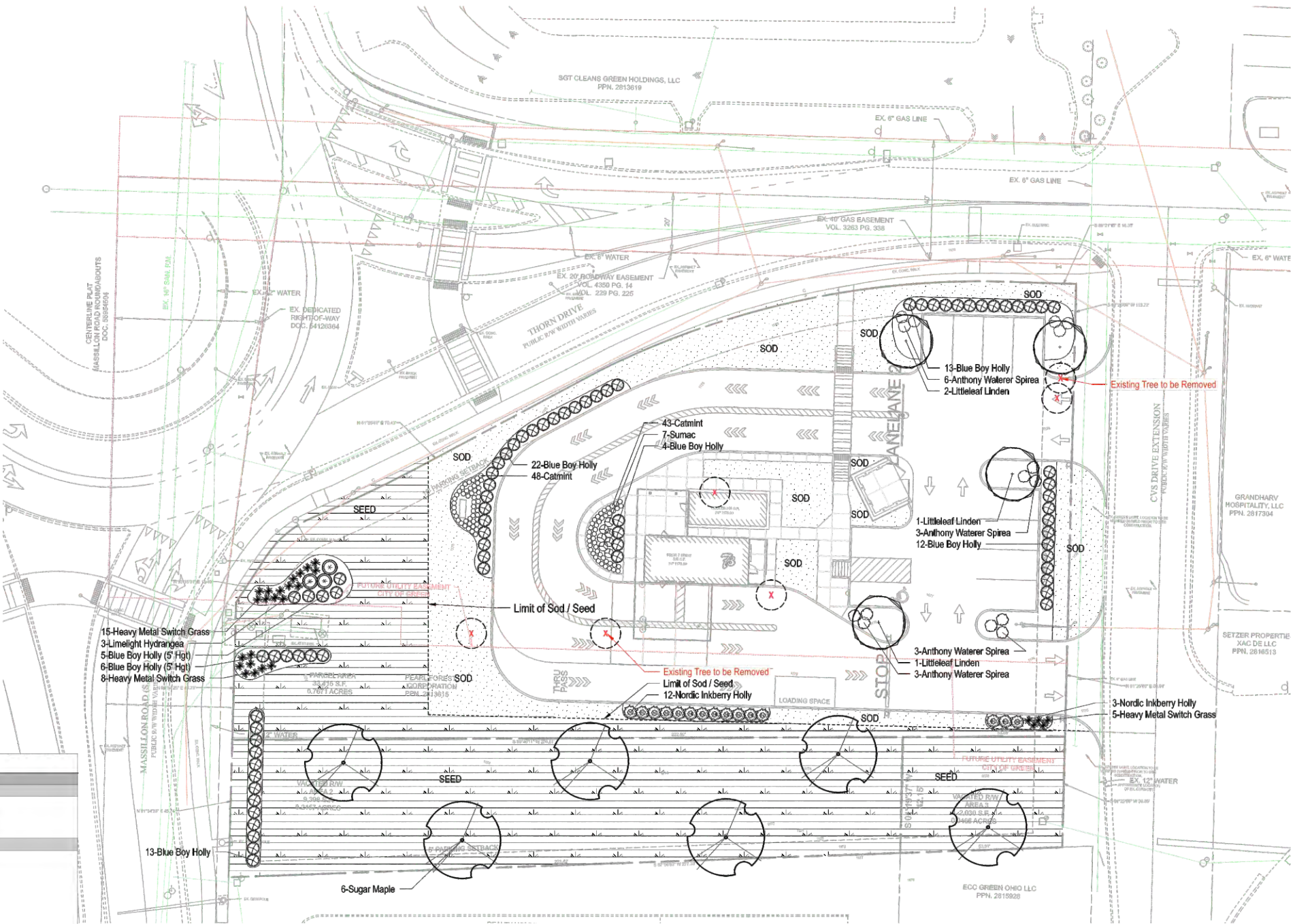
- Landscape Contractor to read and understand the Landscape Details and Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- Contractor is responsible for understanding and adhering to all constraints and limits of the site (i.e. Code requirements as stated on the landscape plan, minimum plant sizes reflected on the plant schedule, property boundaries, limits of disturbance, easements and buffers).
- All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- Topsoil shall be added to all planting and sodded areas. Graded areas shall be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- Remove debris, gravel, rock, and media not suitable for planting from all parking lot islands. Fractured/loosen subgrade to a min. 24" depth and ensure proper drainage is achieved; complete water perk test. Add planting mix to achieve desired soil elevation; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil (if provided by the General Contractor), and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions.
- Any deviations from the landscape plans shall be approved by the Landscape Architect or Owners Representative.
- Landscape shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1/2" in diameter, prior to adding topsoil and planting shrubs.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately. Roll and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched or metal edging installed; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All fire marks and indentions to be repaired.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod; Fertilize as recommended.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 3 inch depth of mini nuggets.
- All shrub beds (existing and new) to be mulched with a min. 4 inch layer of mulch. Mulch shall be dark brown, double shredded hardwood mulch, or as otherwise desired by the Owners Rep. Mulch must be pulled away from all tree trunks and shrub stems a minimum 4".
- Planting holes to be dug a minimum of twice the width of the root ball. Set plant material 2-3" above finish grade. Backfill planting pit with planting mix as specified in the Landscape Specifications.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.
- The Landscape Contractor shall guarantee all installed plants for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.

LANDSCAPE REQUIREMENT TABLE

A. SITE LANDSCAPING	
REQUIRED	1. Deciduous trees: 2.5" DBH, min 6' clear trunk within parking lots Evergreen trees: min 6' Hgt Ornamental trees: 2.5" DBH or min 5' Hgt Shrubs: min 36" Hgt
B. PARKING LOT LANDSCAPING	
REQUIRED	1. (2) trees and (6) shrubs per 15 parking spaces Each landscape island shall include a min of (1) tree and (2) shrubs 10 parking spaces / 15 parking spaces x 2 trees = 2 parking lot trees required 10 parking spaces / 15 parking spaces x 6 shrubs = 4 parking lot shrubs required 2. Parking lots with (5) or more parking spaces shall be screened from public view
PROVIDED	1. 4 Littleleaf Linden = 4 parking lot trees provided 26 blue boy holly = 26 parking lot shrubs provided See plan for trees and shrubs in landscape island (2) islands do not contain a tree due to site or utility conflicts 2. See plan for screening

PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
	6	Acer saccharum	Sugar Maple	2.5" DBH; 12' Hgt	Min 6' CT
	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" DBH; 12' Hgt	Min 6' CT
Shrubs					
	3	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal.	
	15	Ilex glabra 'Chamzini'	Nordic Inkberry Holly	5 Gal	
	64	Ilex x meserveae 'Blue Boy'	Blue Boy Holly	Min 36" Hgt	
	11	Ilex x meserveae 'Blue Boy' (5' Hgt)	Blue Boy Holly (5' Hgt)	Min 5' Hgt	
	28	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal	
	15	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea		
Groundcovers					
	91	epeta faasseni 'Six Hills Giant'	Catmint	1 Gal	Plant 18" OC
	7	Rhus aromatica 'Gro-Low'	Sumac	3 Gal	
	16,657	Fescue arundinacea 'Rebel II'	Fescue Grass	SF; Seed	See general landscape notes & accessories specifications.
	6,623	Fescue arundinacea 'Rebel II'	Fescue Grass	SF; Sod	See general landscape notes & accessories specifications.
Other					



LANDSCAPE ARCHITECT:
NAME: AARON NEITZKE
LICENSE NO. LA 2201609

MLD PROJECT #: 2025055
DATE: 3/13/25

ISSUE: FOR BID

REVISION:

NO.	DATE	BY	DESCRIPTION
1	4/29/25		LANDSCAPE COMMENTS
2	6/3/25		LANDSCAPE COMMENTS
3	6/18/25		FOR BID

7 BREW COFFEE
GREEN OHIO
3701 MASSILLON ROAD
UNIONTOWN, OHIO 44685

Landscape Plan

FOR BID

L-101



800.845.9927
springfieldsign.com

DESCRIPTION

This agreement, made and entered into this ____ day of ____ (month), 20 ____ (year), by and between Springfield Sign & Graphics, INC. d/b/a Springfield Sign (herein after referred to as Seller), and Buyer (as outlined below and labeled as Buyer) witnesseth, that the Seller agrees to manufacture for Buyer the sign(s) and/or other sign products/services as outlined in a separate E2 document as follows, QUOTE Number: _____ or other such unique document of description as follows:

CONTACT

COMPANY NAME:	D/B/A:	
BILLING ADDRESS:	CITY:	STATE:

JOB DETAILS:

COMPANY NAME:	D/B/A:	
BILLING ADDRESS:	CITY:	STATE:

FINE PRINT

All wiring on the premises to the site of the signs- installed location, including the connection of the sign to such primary wiring source is to be the responsibility of the Buyer, at additional cost to the Buyer, at the direction of the Buyer. as designed by the Buyer or Buyer's agents and, as necessary, all other aspects and expenses, as required, to bring primary electrical wiring to the sign's location for energizing of such signs. All voltages to be 120 Volt at 60 Hertz unless otherwise specified. Any damages caused by the energizing circuit to the sign or sign products due to improper design (including but not limited to improper voltages), improper connection thereof or any other causes related to the energizing primary circuitry will be solely and completely at the Buyer's risk and expense. Any additional work, trouble shooting in the field, by phone, by internet or otherwise required on behalf of Seller will be bi/Jed in addition to Buyer on a Time and Materials basis, at additional expense. All Permit fees/Engineering fees and labor/drawing costs for the acquisition thereof will be billed in addition to prices stated herein at additional expense unless specifically outlined in this document to be bi fled in another manner as described herein. Any required sales/use taxes are the responsibility of the Buyer, now and in the future as so levied by applicable governing authorities. All taxes are due and payable upon demand by Seller at or any time subsequent to the execution of this SIGN PURCHASE AGREEMENT. It is understood that taxes are in addition to the prices outlined in the SIGN PURCHASE AGREEMENT, E2 Quote or any other document outlining the signs, products or services for stated Job Location unless specifically and clearly outlined otherwise. It is expressly and undeniably understood by both Buyer (or Buyer's agents, subcontractors, salespersons, etc.) and Seller that no verbal agreement has been entered into. Both parties are to adhere to the terms and conditions of this SIGN PURCHASE AGREEMENT and related attachments as properly executed and initialed. Any governing entity outside the control of Seller, such as but not limited to, any applicable City/Municipalities, County Office/Agent, national codes (such as but not limited to NEC, BOCA, ETC.) with jurisdiction or control upon the product, labor (manufacturing or installation) or any issues, procedures or otherwise related to the execution of the terms, signs, sign products, services or otherwise, foreseen or unforeseen, may affect the costs and timely delivery of such products/services herein NOTICE: THIS IS A LEGAL DOCUMENT WITH BINDING OBLIGATIONS READ BOTH SIDES OF THIS INSTRUMENT BEFORE SIGNING, AS THE TERMS OF THIS SIGN PURCHASE AGREEMENT ARE SET OUT THEREON, The specific terms for payment may vary based on product types or other reasons, but it is expressly understood that PAYMENT IN FULL as outlined by this Agreement is due and must be paid PRIOR TO INSTALLATION OF SIGN PRODUCT, PARTS OR SERVICES. All outstanding balances over 30 days due are subject to a 2% per month (collectively compounding) Late Fee.

☐	Buyer's Guarantee to Build _____ (initials)
☐	Rejection of Buyer's Guarantee to Build _____ (initials)

BUYER:
I/We have read this entire agreement and agree to defend and hold harmless Seller as stated herein. ACCEPTED:

By: _____

PRINTED NAME:	TITLE:	DATE:

AGREEMENT

SIGN PURCHASE AGREEMENT

1. DOCUMENT ATTACHMENT As allowed by this contract, other documents such as but not limited to E2 quotes, product specifications, manufacturer's specifications, etc. may be referenced in the area in the beginning of this Sign Purchase Agreement. These documents may have additional terms, conditions, pricing, restrictions, limitations or otherwise as describe by those written instruments, such as but not limited to LED (or other types) of electronic displays.

2. LIMITED WARRANTY Seller warrants all new materials and/or services delivered herein to be at time of completion of job and time of delivery, to Buyer, to be free from defects of material and/or workmanship. Seller agrees to repair or replace, solely at Seller's discretion, any products or parts thereof, which are found defective in material or workmanship within 90 days from time of installation of sign or sign product. Seller's obligation with respect to such products or parts shall be STRICTLY LIMITED to replacement or repair and in NO event shall Seller be liable for consequential, incidental or special damages, or for transportation, installation, adjustment or any other expenses which may arise in connection with such products or parts, including but not limited to loss of business or loss of trade. THIS WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO OTHER WARRANTIES. Seller's obligations hereunder shall extend only to defects for which Buyer shall have given Seller written notice thereof within ninety (90) days after date of delivery or installation, as applicable. Buyer is NOT authorized to make independent arrangements for warranty work. All warranty work on said signs, products, parts, services, as described herein, shall be arranged or subcontracted by Seller or be done by Seller's employees or representatives, solely at the discretion of the Seller. In the event that Buyer does not permit Seller to inspect product, access property or in any other way directly or indirectly inhibits the Seller to arrange for or conduct necessary repair work required under this Agreement, or Buyer makes independent arrangements for such repair work, Buyer agrees that Buyer will be solely responsible for the costs of such repairs. In the event Buyer does not comply with the above, Seller hereby EXCLUDES ALL WARRANTIES, EXPRESS AND/OR IMPLIED, AND BUYER PURCHASES THE SIGN, SIGN PRODUCT AND/OR SERVICES "AS IS" and WITH ALL FAULTS. WAIVING ALL WARRANTIES HEREUNDER. Additional limitations include but are not limited to, acts of God, acts of nature, vandalism, acts of War or Terrorism and/or accidental damages.

3. INSURANCE As long as any amount of monies is due and owing to Seller, Buyer shall insure sign, sign products or services, in an amount no less than monies due Seller, and NAME SELLER in the loss payable clause of such insurance policy, strictly for the benefit of the Seller. Buyer further agrees to not limit the insured causes allowing for fire or any other casualty. Buyer shall furnish Seller with evidence of such certification of insurance, in writing from Buyer's insurance agent or agency, upon Seller's demand. Seller's certificate of insurance for liability/workers compensation shall be provided by Seller to buyer upon request from Buyer.

4. TAXES Buyer shall be responsible for and pay all taxes including but not limited to Sales, Use, Personal Property or any other municipal, county, state or federal taxes that may be levied, imposed or assessed by law on the sign product, parts or services or improvements thereon, or uses of such. Buyer agrees to reimburse Seller for any amount for such taxes, that may be billed to and paid by Seller. Any interests or penalties associated with any taxes as outlined herein will also be due and owing to Seller if so paid by Seller. These taxes, as allowed by law, may or may not be assessed at time of initial sale or delivery of sign product, parts or services and may continue forward in time without end.

5. PERMITS/LICENSES Seller shall not be obligated to commence fabrication of sign product, parts or services until all necessary permits have been issued. If permits are denied after reasonable effort by both parties to secure same, then this Sign Purchase Agreement shall terminate without liability to either Buyer or Seller, except that Buyer shall pay Seller for reasonable compensation for labor and costs expended until the time permits are denied. Buyer shall be responsible for securing and maintaining in effect written consent from the owner of record of the premises upon which sign product, parts or services is to be installed and for all other private permissions, consents or licenses, including but not limited to, the use of registered trademarks or copyrights used on the sign product, parts or services, necessary for the manufacture, the installation, maintenance and use of such. The only exception to this will be if the **Buyer's Guarantee to Build** check box at the beginning of this Sign Purchase Agreement is checked. The terms and conditions for this, briefly being stated herein, shall GUARANTEE FULL PAYMENT TO SELLER with no guarantee to Buyer that the sign product, parts or services will be utilized to any benefit of the Buyer. Buyer will be obligated to pay the full contract price, including installation and will have to make arrangements for receipt of, off loading of and storage of sign product, parts or services with no future claims for installation, service or maintenance of such from Seller. The **Buyer's Guarantee to Build** is strictly offered to allow manufacturing of sign product, parts or services to proceed WITHOUT the proper permits obtained. If in no way obligates Seller to be adverse to the law for installation (without permits) of sign product, parts or service.

6. INSTALLATION OF SIGN PRODUCT Buyer agrees to and stipulates that Buyer has designated the location for the sign product, parts or services and subsequent installation of such and is responsible for all required materials, labor and any other associated expense, at Buyer's risk, for the necessary requirements for proper, obstruction free and/or lawful installation. Obstructions, obstacles or other encumbrances, includes but is not limited to building reinforcement, building or site alterations, all obstacles as required for successful, safe, lawful installation including but not limited to overhead (power lines, buildings, trees or other encumbrances), underground (such as utilities, easements, rocks, buried objects natural, man made or otherwise), landscaping, sidewalks, planters, asphalt, concrete or any other such improvements, construction crews other than Seller's or Seller's agents or Buyer's normal business traffic, Seller will not be responsible for any damages for such items during the normal installation process. Any return trips or delays or overtime charges incurred will be passed on to Buyer at Buyer's expense.

7. ASSIGNMENT This Agreement shall be binding and inure to the benefit of the parties hereto, their respective successors, executors, administrators, assigns and legal representatives; provided, however

SELLER:
ACCEPTED:

By: _____

Mark Wessell, CEO
Springfield Sign
4825 E Kearney St
Springfield, MO 65803

that the interests of Buyer herein shall be assigned only with the expressed, written consent and approval of Seller. No transfer or assignment of this Agreement or any interest hereunder shall release Buyer from their obligations herein.

8. DEFAULT OR BREECH OF AGREEMENT The parties stipulate that the sign product, parts or services is(are) not an article of general trade or utility but is uniquely designed and is to be constructed and/or installed at the request and for the sale and special purposes of Buyer. The sign product, parts or services is of no value to Seller, and therefore, has no resale or other value to anyone other than Buyer, this Agreement is not cancelable except with expressed written permission of the Seller. Buyer shall be deemed to have breached this Agreement by insolvency, default in payment amounts or schedules as set forth herein, abandonment of the sign product, parts or services or vacating the premises where such is located, termination or transfer of Buyer's interest in the premises or business, appointment of a receiver for Buyer's business, the filing of a voluntary or involuntary petition of bankruptcy with respect to Buyer, or any act or omission of Buyer in contravention to this Agreement. In addition to Buyer's other obligations hereunder, in the event Seller shall institute any action or lawsuit for the enforcement of the obligations of Buyer herein, Buyer shall pay and indemnify Seller for all costs of court, reasonable attorney's fees expended, interest expenses of 2% per month or as allowed by law whichever is more, collection fees, administration fees, and, pay Seller all amounts awarded by the court as a result of such proceedings. Buyer's breach of any provision in any other Sign Purchase Agreement or other instruments as put forth by Seller or Confirmation of Order with Seller shall also be deemed to be a breach hereunder, and Seller may suspend its performance and delivery under this and all other agreements with Buyer until Buyer provides Seller with adequate assurance of performance within a reasonable time, not exceeding ten (10) days, after Seller has informed Buyer orally or in writing, of its grounds for insecurity.

9. COPYRIGHTS, TITLE & CONVEYANCE OF OWNERSHIP Seller specifically retains ownership and/or title of sign product, parts or services until Buyer has performed and fulfilled all terms and conditions required by Seller, herein, or as otherwise allowed by law to Seller's benefit. Buyer also, conveys to Seller the absolute right to access property to remove sign product or parts from said property, should any default arise on Buyer's behalf, and, to pay for all necessary costs for removal and possible subsequent re-installation of said product at expense in addition to that outlined herein, solely at Buyer's risk and expense. Buyer agrees and will defend same that Seller shall at all times have title to all original drawings, designs and specifications relating to the work hereunder, which were developed or created by or on behalf of Seller, and Seller hereby claims copyrights, where applicable, of all such drawings, designs and specifications. Payment of all or part of any amounts hereunder does not pass title to the "original drawings, designs, specifications" of said sign product, parts or services, although the same may be reproduced with the expressed written consent of Seller. Buyer shall, upon request of Seller, promptly return all such drawings, designs and specifications, and copies thereof, to Seller during all times which Buyer owes Seller any amounts hereunder. Buyer agrees that Seller has specific legal rights in the form of Copyrights or other instruments given by law to Protect and does hereby declare Seller's ownership of all drawings artwork and the like during and after the terms of the Agreement herein.

10. MANUFACTURING SPECIFICATIONS/INDUSTRY STANDARDS Buyer understands and agrees to allow Seller, solely at Seller's discretion to make modifications for and conforming to Seller's standard manufacturing practices. It is also understood by Buyer, that no color, shape, dimension or any other specific feature of said sign product, parts or services is guaranteed absolute. As practical examples absolute color matches or dimensions are not guaranteed and will be allowed reasonable differences within industry standards. Buyer agrees that Seller may mark and label sign for legal, national code, electrical, manufacturing, advertising or other requirements and purposes as is reasonably necessary to conduct day-to-day business as allowed or required in the industry and for Seller's own satisfaction and benefit.

12. SUBJECT TO PRIOR SALE Used sign products, new or used products offered for resale from other manufacturers, such as but not limited to electronic displays may be subject to prior sale affecting price and or delivery times to Buyer. Seller will not be responsible for any consequences related to such issues. This includes promotional or sales or any other type of proposal made to customer. Seller has no authority or control over other manufacturers and Seller employ's numerous sales agents all of whom may be promoting the same sale item, thus depleting any available inventory.

13. CHANGE ORDERS Any alteration, deviation and/or reasonably significant variance from the scope of work, construction or labor or otherwise from the sign(s) or products or services as outlined herein, including all extra costs, hereafter called Change Order, will be executed only upon written orders and may become an additional charge over and above the price stated herein. Any such Change Order requested by Buyer must be agreed to by Seller, in writing and solely at the discretion of the Seller. It is understood that any Change Order could necessitate the need for a price increase, an extension in the time required to complete the work outlined herein or any other reasonable and necessary charges, terms, conditions, equipment or the like as so required to execute the Change Order.

14. SUSPENSION OF MANUFACTURING Any request or event or otherwise required by Buyer to delay, suspend, cancel or otherwise impede the manufacture, delivery and/or installation of said sign product, parts or services, for any reason or occurrence out of the control of Seller, then Buyer shall immediately pay the full purchase price or any amount remaining and due to Seller. Furthermore, upon such request, Buyer shall be solely responsible for storage charges and any increases in labor and/or material costs incurred by Seller in the manufacturing process. Buyer's failure to comply with this provision will be deemed and construed as an anticipatory breach of this Agreement. In the event Buyer complies with the foregoing, Seller will complete the manufacturing, delivery and/or installation within a reasonable period of time upon reasonable request of Buyer.

15. SECURITY INTEREST Buyer grants Seller a SECURITY INTEREST in the sign product, parts and/or services until all obligations to Seller, hereunder are fully paid. Seller may file and record this Agreement as a financing statement under Chapter 400 of the Missouri Uniform

Commercial Code Section 400.9-521, in addition to any other permitted standard or nonstandard forms. If Buyer shall fail to pay as agreed to herein, Seller (or Seller's agents or representatives) shall have the right, and will be defended by Buyer, and is hereby authorized and empowered to take and resume possession of and remove into Seller's possession, with or without process of law, the sign product, parts or services and all other property described herein, wherever found, and remove and sell the same at either public or private sale, or by any other viable method, as deemed solely by Seller, at such time and place as Seller shall choose, and as allowed by law. Seller shall apply the proceeds of such sale as a credit upon the obligations of Buyer hereunder. In such event, Seller is entitled to recover all expenses of sale, including any reasonable attorney's fees necessary in handling the matter, without prejudice to Seller to the further enforcement of any balance of such obligation due Seller by Buyer, or expenses remaining due from such sale. In the event the proceeds of such sale exceed the balance of Buyer's obligation to Seller and the expenses of such sale, Seller shall forward any such excess to Buyer. Buyer shall not use said sign products as to lessen the value of Seller's SECURITY INTEREST or impair the operation of said sign product, and in the event the sign product is damaged through the intentional acts or willful negligence of Buyer, Buyer's customers, its agents or employees, contractors or third parties, or by wind, hail, earthquake, fire, war, tornado, hurricane, flood, labor dispute, vandalism, acts of God or acts of nature, Buyer agrees to pay for the necessary expenses to restore said sign product, part or services in operable condition. After delivery and/or installation, whichever is contracted for, in the event the sign product is lost, stolen, destroyed, or otherwise impaired, Buyer shall remain liable to Seller for all amounts hereunder, UNTIL BUYER'S OBLIGATIONS TO SELLER ARE FULLY SATISFIED HEREUNDER, THE PROPERTY DESCRIBED HEREIN WILL REMAIN PERSONAL PROPERTY OF SELLER WHETHER THE SAME IS ATTACHED IN ANY MANNER TO THE REALTY OR NOT. SAID PROPERTY SHALL NOT, BY REASON OF ATTACHMENT OR CONNECTION TO THE REALTY, BECOME OR BE DEEMED A FIXTURE OR APPURTENANT TO SUCH REALTY. No transfer, renewal, extension, or assignment of the Agreement or of any interest hereunder, and no loss, damage or destruction shall release Buyer or any Guarantor from the obligations assumed hereunder. During all times in which Buyer is obligated for any amounts to Seller hereunder, Buyer shall keep said property free from all tax liens and other encumbrances, and any sum of money that may be paid by Seller to release any such liens or encumbrances shall be paid on demand by Buyer in addition to the obligations secured hereunder.

16. WAIVER OF CONSUMER RIGHTS

17. DELIVERY AND PERFORMANCE Seller shall not be held responsible for, and the period of time required for completion of any project or maintenance or repairs, shall be tolled during any time when Seller is delayed or prevented from completing the obligations hereunder because of strikes, equipment breakage, fire, war, terrorism, labor disputes, commercial delays, acts of God/nature, regulations or restrictions of any government entity or public authority, or any accidents or forces, conditions, or circumstances beyond Seller's control, and Seller shall not be liable for any loss whatsoever suffered by Buyer, directly or indirectly, as a result of any such events or occurrences. Buyer agrees to examine and inspect all installations, repairs, and maintenance, and within ten (10) days, notify Seller in writing of any complaints about work performed under this Agreement. The failure of Buyer to give such written notice shall constitute acceptance of the work performed. The provisions of the paragraph shall not be limited by any provision in which time is made of the essence. Notwithstanding anything in this Agreement to the contrary, if at any time prior to completion of this Agreement Seller's prospects for payment are, in Seller's sole discretion, impaired, Seller may require payment in advance before permitting delivery or any installation or services hereunder, and may demand Buyer's immediate performance of Buyer's obligations hereunder. If requested by Seller, Buyer shall furnish evidence, satisfactory to Seller, prior to commencement of Seller's work hereunder or at any time thereafter, that sufficient funds are available and committed to pay the full amount owing by Buyer under this Agreement.

18. STATE OF JURISDICTION/SEVERABILITY/MISCELLANEOUS All representatives of Seller are stipulated and specified in this Agreement. No modifications hereof shall be valid unless made in writing AND agreed to, AND signed by both Seller and Buyer. No waiver by either party hereto shall be a waiver of any subsequent breach of or failure to perform the same or any other term, condition, or obligation hereof. It is agreed by both parties hereto that venue of any action arising under the Agreement shall be in Greene County, Missouri and the laws of the State of Missouri shall govern this Agreement. Should any part of this Agreement contravene public policy or laws of the jurisdiction in which it is sought to enforce the same, then such part shall be considered null and void and have no force and effect, and the balance of the terms and conditions of this Agreement shall remain valid and in full force and effect. Buyer expressly grants Seller the right to use photographs, drawings or other replicas of the sign product specified herein in its brochures, pamphlets, displays, sales documents or other advertising or promotional media in the ordinary course of business of Seller. Seller may place on the sign product its name, telephone number and location of such information, as shall be determined by Seller and solely by the Seller. Buyer agrees that Buyer is purchasing said sign product for business or commercial purposes or use and not for personal, family or household use or purposes. In regard to payment of any amount due hereunder, time is of the essence.