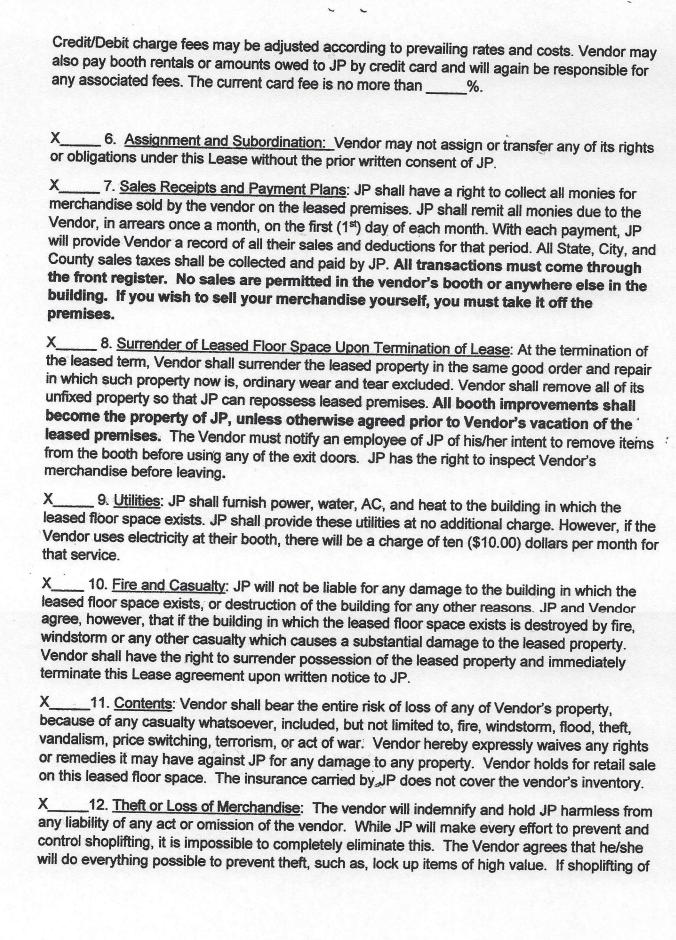
Jasper Pickers, LLC. Antique and Flea Mall

New Vendor Info and Monthly Contract

	The lease for floor/shelf space is made and entered into this Day of, 20, by an between Jasper Pickers, LLC (hereinafter JP), an Alabama LLC, located at 315 Hwy 78 West, Jasper, AL 35501, and, (hereafter "Vendor"). In consideration of the rents and other payment to be made by the Vendor and the mutual covenants and agreements between JP and Vendor hereinafter set forth, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged by Vendor, the parties hereto agree as follows:
	X1. <u>Description of Lease Space</u> : JP hereby agrees to lease to Vendor, and Vendor hereby agrees to lease from JP, floor space containing approximately square feet, designed as booth Number on the floor plan of the leased premises. Vendor may us the premises only for the sale and display of merchandise consistent with the operation of a combined shop for antiques, gifts, furnishings, furniture collectibles and other decorative items as approved by JP. Vendor accepts booth space in "as is" condition and will make no structure changes to the premises without the prior express consent of JP.
	X2. Term of Lease: The term of lease shall be for a period commencing on both dates inclusive, and shall continue from month to month hereafter. Either Vendor or JP may terminate this Lease with thirty (30) days written notice to the other provided above. If the lease termination does not coincide with the end of the calendar month, the rent will be prorated for the following month. X3. Rent: Vendor shall pay JP a fixed monthly rent in an amount equal to \$2.20 per
	square foot per month, which shall be equal to the cumulative sum of \$ per month. The first month's rent is due prior to moving in. After the first (1st) month rent is paid, all future rental payments will be deducted from Vendor sales totals for the month. If Vendor sales totals do not meet the rent or amounts owed, the Vendor will be responsible for the difference on or before the fifth (5th) of that month.
	The rent hereunder shall not increase during the first twelve (12) months after the due date of Vendor's execution of this lease. JP has the right to increase monthly rent at the end of the twelve (12) months of this signed lease.
1 4 1	4. Past Due and Delinquent Rent: Any unpaid balances remaining after the fifth (5 th) of the month owed is considered "Past Due". A penalty of five dollars (\$5.00) "per day" will be added to Vendor's unpaid balance until paid in full. Any unpaid balances remaining after ninety (90) days is considered "Delinquent". At this point, JP has the right to use Vendors existing inventory in booth to pay for the delinquent account. Any amount still owed will be put in for collections and merchandise leftover will become the property of JP.
	5. <u>Credit/Debit Sales Charges</u> : Vendor shall pay to JP any expenses of whatever natuncurred by JP as a result of Vendor's merchandise being sold on credit and/or debit cards.



the Vendor's merchandise is caught on the surveillance cameras, the Vendor will be notified. It is the responsibility of the Vendor to proceed with legal action against the shoplifter(s).
X13. Regulations and Recalls: The Vendor is responsible for checking the government guidelines on merchandise, such as, car seats, strollers, etc. if he/she chooses to sell these items, and make sure his/her items meet the standards set by the government. If any recall is put on an item, the vendor is responsible for removing that item from the store.
X14. Exoneration from Liability: JP shall not be liable to Vendor or its officers, agents, or employees, for any personal injury or property damage, irrespective of how much injury or property damage may be caused, whether from action of the elements or actions of negligence of the Vendor or occupants of other floor space.
X15. Rules and Regulations: Vendor acknowledges receipt of a copy of this contract along with a "Vendor Information Sheet" and agrees to abide by the Rules and Regulations governing lease of the leased floor space, wall, and/or showcase or bookcase.
X16. Governing Laws: This lease shall be construed pursuant to the Laws of the State of Alabama. IN WITNESS THEREOF, the parties have executed this Lease Agreement on this day of, 20
Vendor Signature:
JP Management Signature:
Date: