



OUR VISION:

5th Street Revivals is a family-owned business with small town roots. We are excited to invest in the vibrant community of Lacon, along the Illinois River. Our historic building is the perfect host for a vendor marketplace and oozes riverfront charm.

By curating a unique collection of vendors to display a variety of antiques, collectibles, and artisan-made gifts, we know each of the guests who stop by the store will find something to remind them of the past or the perfect gift to mark an upcoming occasion. We look forward to helping you reach your sales goals and are excited you're joining us on this ambitious journey!

In Partnership,

Chad, Kecia & Jami

**The Antique Farm LLC, DBA 5th Street Revivals
Vendor Contract**

Location _____ Start Date _____ Rent _____

Rent Paid: \$ _____ Cash ___ Check# _____ CC _____

Use Tag ID# _____ Quail _____ Commission % _____

Merch Business Name: _____

Owner/Contact Name: _____

Merch Address: _____

Merch EIN: _____

Primary Contact Number: _____

Secondary Contact Number: _____

Email: _____

Description of Merchandise _____

Social Media Accounts _____

Receive monthly checks via mail Yes _____ No _____

If yes, provide SASE _____

Layaway Program Participation

5th Street Revivals offers a layaway program for qualifying items (minimum purchase price of \$300, with 25% down and full payment due within thirty (30) days). Please indicate your preference below:

- Yes**, I elect to participate in the layaway program.
- No**, I do not wish to participate in the layaway program.

Pricing and Negotiation Preferences

Please indicate your preference below:

- Prices are firm.** All listed prices are non-negotiable.
- Prices are negotiable by Vendor only.** 5th Street Revivals may contact me if a customer wishes to negotiate, but may not negotiate pricing on my behalf without my direct approval.
- Prices are negotiable with authorization.** If I am unavailable at the time of inquiry, I authorize 5th Street Revivals to negotiate pricing on my behalf with customers.

Notes:

THIS VENDOR AGREEMENT (“Agreement”) between The Antique Farm, LLC dba 5th Street Revivals, (“5th Street”) an Illinois limited liability company, and _____ (“Vendor” or “Vendors”) is effective as of the date signed below (“Effective Date”). 5th Street and Vendor may sometimes be collectively referred to in this Agreement as the “Parties,” or each individually, a “Party.”

In consideration of mutual promises contained herein and on the terms and conditions set forth, the Parties agree as follows:

General Policies

1. Scope of Merchandise.

During the application process, the Vendor represents that their merchandise generally falls within the category or style described in their application (for example, mid-century modern antiques and collectibles). If the Vendor wishes to introduce merchandise outside the approved scope, the Vendor must obtain prior approval from 5th Street Revivals management. This policy is intended to maintain a balanced and curated mix of offerings within the store and to avoid unnecessary duplication or direct competition among Vendor booths.

2. Prohibited and Restricted Items.

5th Street Revivals reserves the right to remove merchandise at any time that conflicts with a family-friendly atmosphere or is prohibited by law, including but not limited to endangered taxidermy, military medals, pornography, and firearms manufactured after 1898. Drug paraphernalia and hazardous materials are not permitted. Knives must be secured in a locked display case.

3. Tags and Pricing Information.

Vendors must furnish their own merchandise tags and shall complete tags using booth information provided by 5th Street Revivals. Each tag must include a clear description or inventory number. 5th Street Revivals will not sell items with incorrect descriptions or tags deemed illegible.

4. Display Cases and Keys.

Vendor-owned display cases that require an associate to open must have keys clearly labeled and stored in the same location as other mall keys.

5. Booth Safety and Accessibility.

To ensure merchandise is accessible to customers, Vendors agree to keep all items secured, safely displayed, and clear of walkways, with particular attention to breakable items and booth accessibility.

6. Booth Structure and Modifications.

Any updates or modifications to the structure of a Vendor’s booth must be approved in advance by a 5th Street Revivals associate. Approved structural updates shall become the property of 5th Street Revivals upon completion.

7. **Booth Maintenance and Upkeep.**

5th Street Revivals encourages booth “fluffing” at least twice per month to promote cleanliness, presentation, and inventory replenishment. Vendors must provide their own supplies when working in their booth. If a booth becomes untidy or poorly maintained, 5th Street Revivals may issue a reminder with one (1) week to cure. If unresolved, 5th Street’s designated staff may service the booth for a fee of \$30.

8. **Work Hours.**

All booth work must be conducted during store hours and may not exceed store associates’ working day.

9. **Vendor Communications.**

Vendors are encouraged to join the vendor-only Facebook group, “Vendors of 5th Street Revivals,” to receive updates regarding store policies and events. Vendors who do not use Facebook must initial here: _____.

10. **Sales Reporting.**

Vendors may review sales information by logging into Quail. Login credentials are available from a 5th Street Revivals associate.

11. **Rent, Commission, and Fees.**

In consideration for retail space, staffing, and point-of-sale services, 5th Street Revivals shall charge Vendor rent and retain a commission from the gross sales price of all merchandise sold (“Commission”). A 7.25% sales tax will be collected by 5th Street Revivals on behalf of the Vendor. A 3% convenience fee will be added to the customer’s total if payment is made by card.

12. **Move-In Requirements.**

Prior to move-in, Vendors must submit a signed Agreement, the first month’s rent for the booth or case, and completed ACH (automated clearing house) payment information for automatic deposits/withdrawals.

13. **Vendor Payouts.**

Vendors shall be paid once a month the remaining balance of sales proceeds, less Commission and rent. Vendor checks may be picked up on the 5th of each month, or the next business day. Vendors requesting mailed checks must provide a self-addressed stamped envelope (SASE). 5th Street Revivals is in the process of transitioning to automatic electronic payments. Upon implementation, Vendors authorize 5th Street Revivals to deposit net sales proceeds directly into the Vendor’s designated bank account. Vendors will be notified in advance of this transition from check to automatic withdrawal.

14. **Rent Adjustments.**

Rent and commission rates are subject to change upon written notice to the Vendor. Any adjusted rates will be communicated in advance and reflected in the Vendor’s Quail account.

15. **Monthly Rent Processing and Late Fees.**

Rent for the upcoming month will be deducted from the prior month’s sales during the monthly close-out procedure. If sales are insufficient to cover rent, the outstanding balance will be automatically deducted via ACH. In the event of insufficient funds, a late fee of \$3 per day will accrue thereafter.

16. Final Settlement.

All past-due rent and final account settlement must be paid in full prior to move-out.

17. Sales and Promotions.

Vendors wishing to offer a sale or promotion must notify a 5th Street Revivals associate so the discount can be entered into Quail. Vendors must provide the sale period, discount percentage, and applicable items or categories. Vendors are solely responsible for clearly marking sale items and providing booth-level signage.

18. Online Sales Pick-Up.

If an item sold online is picked up at 5th Street Revivals, all applicable taxes and commissions apply. The item price will be adjusted to account for tax already collected.

19. Marketing and Promotion.

5th Street Revivals retains the right to display and market merchandise through its website, social media platforms, advertising, in-store displays, and promotional events. Vendors are encouraged to engage with and share these promotions to increase visibility.

20. No Guarantee of Sales.

Vendor acknowledges that 5th Street Revivals makes no representations or guarantees regarding the sale, marketability, or profitability of Vendor's merchandise. While the store may promote merchandise at its discretion, 5th Street Revivals does not provide individualized marketing for specific booths. Vendor success depends in part on the Vendor's own pricing, presentation, advertising, and marketing efforts.

21. Inventory Relocation.

5th Street Revivals may move or rearrange Vendor inventory for merchandising, display, visibility, or customer access. Upon notice, 5th Street Revivals may relocate a Vendor to a different space within the store. Any rent adjustment associated with relocation will be reflected in the Vendor's Quail account.

22. Risk of Loss and Insurance.

All merchandise is displayed and sold at the Vendor's own risk. Vendors are responsible for maintaining their own merchandise insurance and premises liability insurance. 5th Street Revivals is not liable for loss, theft, or damage to merchandise, displays, or equipment arising from any cause, including fire, flood, wind, or other natural or unnatural events.

23. Security Cameras.

Security camera footage is retained for a limited time. Vendors must request review of available footage within fourteen (14) days of a suspected loss, theft, or damage. Requests made after this period may not be reviewable.

24. Professional Conduct and Brand Standards.

Vendors are expected to conduct themselves in a professional manner consistent with the values and reputation of 5th Street Revivals. This includes interactions with customers, staff, other vendors, and the public, both in person and online. Public statements, social media posts, reviews, or other communications that disparage, misrepresent, or otherwise reflect negatively on 5th Street, or that are inappropriate, unprofessional, or harmful to the store's reputation, may constitute grounds for termination of this Agreement at the sole discretion of 5th Street.

Term and Termination

This Agreement shall begin on the Effective Date. The initial term of this Agreement shall be a minimum of three (3) months. Following the initial term, the Agreement shall continue on a month-to-month basis unless terminated in accordance with this section.

Following the initial term, either party may terminate this Agreement for any reason upon thirty (30) days written notice. Rent and all other obligations under this Agreement remain due during the notice period.

Failure to comply with the terms of this Agreement constitutes a breach. 5th Street may terminate this Agreement immediately upon breach by Vendor, including but not limited to misrepresentation of Merchandise, unpaid rent, or failure to comply with professional conduct.

Upon termination, Vendor shall remove all Merchandise within ten (10) days of notice. Upon such termination, any merchandise, fixtures, or displays left on the premises shall be deemed abandoned and shall become the property of 5th Street without further notice or obligation.

5th Street Booth/Pricing

Our unique booths are priced individually allowing us the flexibility to change the size and style of each one based on the needs of our vendors. Please see management for pricing. \$10 per month will be added to rent if electric needs are beyond general use.

5th Street Cases Available for Rent

A variety of cases are available for use throughout the store. They are priced according to size and rented monthly.

Small \$20/mo

Medium \$40/mo

Large \$60/mo

Store-owned display cases will require an associate to open. All keys will be kept at the front desk, identified accordingly. After a selection is made, an associate will escort any merchandise to the counter and hold until the customer checks out.

Signature and Acknowledgment

By signing below, Vendor confirms that they have reviewed and understand this Agreement and agree to be bound by its terms. This Agreement is executed as of the Effective Date written below.

5th Street Revivals _____

Vendor Name: _____ (Printed)

Vendor Signature: _____

Date _____