

The Outpost SJC, LLC
2505 Old Moultrie Road
St. Augustine, FL
Phone: (904) 658-5233
Email: hello@theoutpostsjc.com



THE OUTPOST SJC, LLC LEASE AGREEMENT

DATE:

LANDLORD:

The Outpost SJC, LLC
2505 Old Moultrie Road
St. Augustine, FL
Phone: (904) 658-5233
Email: hello@theoutpostsjc.com

TENANT:

Landlord and Tenant agree to lease the Premises as detailed below for the rent and terms stated; and upon all of the conditions set forth herein.

1) PREMISES:					
Space#		Daily Rent	Weekly Rent	Monthly Rent	Included in Monthly Rent
	100 s.f. (10x10)	\$40	\$200	\$525	10' x 10' flat vendor space Restrooms + handwashing stations High-speed internet Use of common areas and parking
	Basic Food Truck Pad	\$70	\$375	\$975	Easy pull-in / pull-out access for trucks and customer parking Access to electric Restrooms + handwashing stations Use of common areas and parking 50-amp power (limited availability) Overnight parking (limited availability, additional charges apply. Please inquire)

2. TERM				
	DAY(S) <input type="checkbox"/>	WEEK(S) <input type="checkbox"/>	MONTH(S) <input type="checkbox"/>	
LEASE DATE:			EXPIRATION DATE:	

Thirty (30) days prior to the Expiration Date noted above, this lease agreement will convert to a month-to-month agreement which can be terminated by either party serving a written 30-day notice of termination of tenancy. Failure on behalf of the Tenant to provide thirty days' written notice will result in a charge of one full months' rent.

The Outpost SJC, LLC
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3. Rent.

All monetary obligations of Tenant to Landlord under the terms of this Lease (except for the Security Deposit) are deemed to be Rent.

Rent is due and payable on the FIRST (1st) day of each month and is applied towards the month commencing on that date. Tenant may pay rent in two convenient ways:

- By check, either dropped off in the mailbox by the office door or mailed to The Outpost SJC, 2505 Old Moultrie Road, St. Augustine, FL 32086.
- By ACH payment.

As a condition of this Lease, Tenant is required to keep a current credit card authorization form on file (Exhibit B). In the event that rent is not paid by the 5th day of each month, Landlord will charge the card on file for Tenant's monthly rent plus a \$20 late fee. Landlord is also authorized to use the card number on file to

cure a breach by Tenant, including but not limited to:

- Non-payment of monthly rent.
- Any outstanding rental amounts due to Landlord upon Tenant's exit from the market, including any outstanding balance or an additional month's rent in the event Tenant fails to provide 30 days' written notice of intent to vacate.
- Staff time to remove abandoned property, from any areas not leased by Tenant or left behind upon Tenant's departure from the market.
- Repairs to the space or other parts of the property caused by Tenant.

A security deposit equal to one (1) month's rent (monthly plans only) is required. In the event that additional charges are declined by the card on file, Tenant is required to pay the outstanding balance within 10 days of receiving notice of the balance due. In the event Tenant fails to pay an outstanding balance, Landlord may attempt to recover the loss pursuant to



Section 19 or turn the matter over to collections.

In accordance with Florida Statute §83.49, the Landlord shall hold the security deposit in a non-interest-bearing account for the benefit of the Tenant. The security deposit shall not be commingled with other funds of the Landlord and shall be returned to the Tenant within fifteen (15) days after Tenant vacates the Premises, provided no deductions are required. If any portion of the deposit is to be withheld to cover unpaid rent, damages beyond normal wear and tear, or other charges permitted under this Lease, Landlord shall provide written notice to Tenant within thirty (30) days stating the reason(s) for such withholding.

Tenant shall provide Landlord with a forwarding address in writing. Failure to do so may result in the forfeiture of the security deposit, subject to applicable law.

4. Permitted Uses

a) The Premises shall be used and occupied only for food truck operations or the sale of handmade items substantially similar to those depicted in Exhibit C. Changes to the character and nature of items for sale must be approved in advance and in writing by Landlord.

b) Tenant agrees to use the Premises in such a manner so as not to interfere with or infringe the operations of other tenants in The Outpost SJC.

c) Tenant shall occupy the Premises and be open for retail sales during all operational hours each day The Outpost SJC is open, as determined by Landlord.

d) Tenant shall comply with all applicable laws, statutes, ordinances and governmental regulations or requirements, now in force or which may hereafter be in force relating to the condition, use or occupancy of the Premises or The Outpost SJC.

e) Tenant accepts the condition of the Premises and The Outpost SJC in an “as-is” condition.



5. Assignment and Subletting

Tenant shall not sell, assign, or transfer this Lease, or sublet the Premises or any part thereof to anyone without the prior written consent of Landlord.

6. Repairs and Alterations

Tenant is financially and physically responsible for tenant improvements within the space, and Tenant's build-out must adhere to the applicable rules in the attached Rules and Regulations (Exhibit F).

7. Parking

Tenant parking is available. It is recommended that Tenants use parking at the rear of the building to ensure prime spaces remain available for customers.

8. Insurance

Tenant is required to maintain general liability insurance and must list Landlord as an additional insured for Tenant's own protection and to protect against the indemnity

agreements set forth in Section 9. See Insurance Requirements (Exhibit D).

Landlord's insurance does not cover Tenant's trade fixtures, inventory, personal property or equipment. Tenant waives all rights of recovery for any claim for damage to Tenant's trade fixtures, inventory, personal property or equipment.

9. Hold Harmless, Indemnification

Tenant shall indemnify and hold Landlord harmless from any and all claims arising from Tenant's use of the Premises or Outpost SJC and from any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under this Lease or arising from any negligence of Tenant or any of its agents, contractors, employees or invitees, patrons, or customers and from any and all costs, attorney's fees, expenses and liabilities incurred in the defense of any claim or any action or proceeding brought thereon. Tenant hereby assumes all risk of damage to property or injury to persons in or about the Premises



from any cause, and Tenant hereby waives all claims in respect thereof against Landlord, excepting where the damage is caused by the sole negligence or willful misconduct of Landlord.

Tenant hereby agrees that Landlord shall not be liable for harm to Tenant's business or for any resulting loss of income therefrom or for damage, theft or vandalism to goods, wares, merchandise or other property of Tenant, Tenant's employees, invitees, customers, or any other person in or about the Premises, except if such harm or loss is due to Landlord's sole negligence or willful misconduct. Landlord shall not be liable to Tenant for any damage arising from any act or neglect of any other Tenant of The Outpost SJC.

10. Damage or Destruction

If The Outpost SJC is damaged by fire or other casualty, Landlord may, at Landlord's sole discretion, elect to repair Outpost SJC. If such damage prevents Tenant's use of the Premises or prevents The Outpost SJC from being open to the public, then rent shall be abated

proportionately for the number of days the Premises is unusable by Tenant in the conduct of its business. However, there shall be no abatement of rent if the Premises are unusable for a period of only one (1) day or less. If the damage is due to the fault or neglect of Tenant or its employees, agents or visitors, there shall be no abatement of rent. If Landlord does not elect to make repairs, then either party may, by written notice to the other, cancel this Lease as of the date of the occurrence of such damage. A total destruction of The Outpost SJC shall automatically terminate this Lease. Tenant acknowledges that Landlord carries no insurance covering Tenant's furniture, furnishings, fixtures, equipment, or inventory, and that Landlord shall not be obligated to repair any damage thereto or replace the same.

11. Move-In/Move-Out Inspection Procedures

Move-In Inspection: Upon commencement of this Lease, Tenant and Landlord (or Landlord's representative) shall conduct a joint inspection of the Premises to document its current



condition. Any existing damage or defects shall be noted in writing, with photographic documentation as needed, and acknowledged in writing by both parties. This written record will serve as the official record of the Premises' condition at the time of occupancy and shall be attached to this Lease as Exhibit E.

Move-Out Inspection: Within 48 hours of Tenant vacating the Premises, Tenant and Landlord (or Landlord's representative) shall jointly inspect the Premises. Tenant must leave the Premises clean, free of personal property, and restored to its original condition, except for normal wear and tear. Any damages, alterations not approved by Landlord, or missing items shall be noted and documented similarly in writing with photographic evidence. The results of this inspection will determine the amount, if any, deducted from the Tenant's security deposit.

If Tenant fails to participate in the scheduled Move-Out Inspection, Landlord will proceed with the inspection and documentation independently, and the results will be deemed

accurate and binding for purposes of determining deductions from the security deposit.

12. Right of Entry

Landlord, or Landlord's agents, employees, and contractors, shall have the right to enter the Premises during reasonable hours to inspect, or to make necessary repairs or alterations, enforce Lease terms, exhibit the Premises to prospective tenants, purchasers, lenders, or their agents, and for any other reasonable purpose. Except in cases of emergency, Landlord shall provide Tenant with at least twenty-four (24) hours' prior written or verbal notice before entry. Tenant shall not unreasonably withhold access to the Premises.

13. ADA Compliance

Tenant shall, at its sole expense, comply fully with all requirements of the Americans with Disabilities Act (ADA) and any corresponding state or local accessibility regulations applicable to the Tenant's use of the Premises. Tenant agrees that any alterations or



improvements to the Premises shall be designed and constructed in compliance with ADA standards. Tenant further agrees to indemnify and hold harmless Landlord from and against any claims, liabilities, fines, or penalties arising from Tenant's failure to comply with ADA requirements or related accessibility laws. Landlord is responsible only for compliance in areas of the property not leased exclusively to Tenant, unless otherwise expressly agreed in writing.

14. Signage and Advertising

Tenant shall not install, display, or alter any signage, banners, advertisements, or other promotional materials on or about the Premises without Landlord's prior written consent. Tenant must submit proposed signage plans, including location, dimensions, materials, and design, to Landlord for approval, which shall not be unreasonably withheld. Tenant is responsible for obtaining all required governmental permits and approvals for signage and ensuring compliance with all applicable zoning ordinances, codes, and

regulations. Tenant shall maintain all approved signage in good condition, and promptly remove signage upon expiration or termination of this Lease, and shall repair any damage caused by such removal at Tenant's sole expense.

15. Quiet Enjoyment

Landlord covenants and agrees that, provided Tenant is not in default under the terms of this Lease, Tenant shall have the right to peacefully occupy and enjoy the Premises during the term of this Lease without disturbance or interference from Landlord, or any person or entity acting on Landlord's behalf. This clause does not limit Landlord's rights to access the Premises as provided under the Right of Entry clause or other applicable terms within this Lease.

16. Force Majeure

Neither Landlord nor Tenant shall be deemed in default or held liable for any delay or failure in the performance of their respective obligations under this Lease (except for the



obligation to pay rent as otherwise provided below) if such delay or failure is caused by events beyond their reasonable control, including but not limited to natural disasters, fires, floods, hurricanes, earthquakes, strikes, labor disputes, civil disturbances, acts of terrorism, pandemics, governmental orders or regulations, or interruptions in essential utility services ("Force Majeure Events").

The party affected by the Force Majeure Event shall provide prompt written notice to the other party, including a description of the nature of the event and an estimate of its expected duration. Performance of the affected obligations shall be suspended only for the period during which performance is prevented by the Force Majeure Event and shall resume promptly upon cessation of the event.

Notwithstanding the foregoing, Tenant's obligation to pay rent shall not be excused or tolled by a Force Majeure Event unless the Premises are rendered wholly unusable, untenantable, or inaccessible for Tenant's permitted use due to the Force Majeure Event.

In such case, rent shall be abated proportionately for the duration of such untenantability or inaccessibility. This rent abatement shall begin on the date the Premises become unusable or inaccessible and shall end once the Premises are again usable and accessible for Tenant's permitted use.

17. Liens

Tenant shall keep the Premises and The Outpost SJC free from any liens arising out of any work performed, materials furnished or obligations incurred by Tenant, and agrees to defend, indemnify and hold harmless Landlord from and against any such lien or claim or action thereon.

18. Default

Each of the following events shall constitute a default of the terms of this Lease.

a) Failure to pay Rent or any other amount required hereunder;



b) Failure to perform or observe any other covenant or condition of this Lease to be performed or observed within thirty (30) days following written notice to Tenant of such failure. Such thirty (30) days' notice shall also serve as any notice required under Chapter 83, Florida Statutes, including but not limited to §83.56, governing termination of rental agreements;

c) Abandonment of the Premises, failure to take initial possession, or vacating without notice;

d) The filing by Tenant of a petition in bankruptcy or insolvency or for reorganization or arrangement of or the appointment of a receiver of all or a portion of Tenant's property; the filing against Tenant of any such petition, or the commencement of a proceeding for the appointment of a trustee, receiver or liquidator for Tenant or of any of the property of either, or a proceeding by any governmental authority for the dissolution or liquidation of Tenant, if such proceeding shall not be dismissed or trusteeship discontinued within thirty (30) days

after commencement of such proceeding or the appointment of such trustee or receiver; or the making by Tenant of an assignment for the benefit of creditors. Tenant hereby stipulates to the lifting of any automatic stay in effect and relief from such stay for Landlord in the event Tenant files a petition under the Federal Bankruptcy laws, for the purpose of Landlord pursuing its rights and remedies against Tenant and/or a guarantor of this Lease.

e) Tenant's failure to cause to be released any liens filed against the Premises or The Outpost SJC within twenty (20) days after the date the same shall have been filed or recorded.

19. Remedies

In the event of a default under this Lease, Landlord may exercise all of its remedies as permitted by law, including, but not limited to, remedies provided under Chapter 83, Part II, Florida Statutes, including § 83.595, which outlines landlord remedies upon tenant default. Landlord may also terminate this Lease, re-enter the Premises and remove all property therefrom, which property may be stored by



Landlord at the risk, expense and for the account of Tenant. If Landlord elects to terminate this Lease, Landlord shall be entitled to recover from Tenant all amounts as permitted by law.

Nothing in this Article shall be deemed to affect Landlord's right to indemnification for liability or liabilities arising prior to the termination of this Lease for personal injuries or property damage under the indemnification clause or clauses contained in this Lease.

Any amount due from Tenant to Landlord hereunder which is not paid when due shall accrue interest at the maximum rate permitted by law. In addition to such interest, if Basic Rent is not paid within 5 days of the date due, a \$20 charge shall apply.

In the event a check given to Landlord by or on behalf of Tenant is not honored by the bank upon which it is drawn, Tenant is responsible for any fees charged to Landlord. If, in a singular instance, a Tenant should provide a check that is not honored, said Tenant shall be assessed the charge or charges mentioned

above, but may continue to pay rent with a personal or business check. If any additional instances of insufficient funds occur, the Tenant shall, from that point forward through the expiration of this Lease, pay all monies due by cash or cashier's check.

20. Miscellaneous

a) Disputes, Attorney's Fees. In the event of any dispute arising from or related to this Lease, the parties agree to first engage in good faith discussions to resolve such dispute amicably. Should these discussions fail to resolve the matter within fifteen (15) calendar days, the parties agree to participate in non-binding mediation with a mutually agreed-upon mediator. If the parties cannot agree on a mediator within ten (10) days, either party may petition the court for appointment of a neutral mediator. If mediation fails to resolve the dispute within thirty (30) calendar days following the initial mediation session, either party may then pursue its rights through litigation. The venue for any litigation shall be the appropriate court located in St. Johns



County, Florida. The prevailing party in any legal proceedings shall be entitled to recover reasonable attorney's fees, court costs, mediation fees, and other related expenses incurred in connection with the dispute, both at trial and upon any appeals.

b) Governing Law. This Lease shall be governed by the laws of the State of Florida. Any disputes hereunder will be heard in the appropriate state and federal courts located in the State of Florida.

c) Severability. Any provision of this Lease which shall prove to be invalid, void, or illegal shall in no way affect, impair or invalidate any other provision hereof and such other provisions shall remain in full force and effect.

d) Entire Agreement. This Lease constitutes the entire agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Lease. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease

may be modified in writing and must be signed by both Parties.

e) Renewal. Tenant shall give Landlord at least thirty (30) days' written notice before the last day of the term of this Lease stating Tenant's intention to either renew the Lease, continue on a month-to-month basis, or surrender the Premises on the expiration date of the Lease. However, Tenant's failure to give such notice shall not be construed as an extension of the Lease term nor as Landlord's consent to any holdover.

f) New Improvements. In the event that Landlord undertakes any additional improvements on The Outpost SJC including but not limited to new construction or renovation or additions to the existing improvements, Landlord shall not be liable to Tenant for any noise, dust, vibration or interference with access to the Premises or disruption in Tenant's business caused thereby and rental hereunder shall under no circumstances be abated.



g) Hazardous Waste. Tenant shall comply strictly with all federal, state, and local environmental laws, statutes, regulations, and ordinances, including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), and all applicable Florida environmental statutes and regulations. Tenant agrees not to use, store, handle, produce, dispose of, or permit any hazardous substances, pollutants, contaminants, toxic materials, or hazardous wastes (as defined by applicable law) on or around the Premises, except for common household or business products used in normal quantities, stored properly, and disposed of in accordance with all applicable laws.

Tenant shall promptly notify Landlord of any environmental contamination, spills, or discharges, or any notices received from governmental agencies concerning environmental compliance. Tenant shall be solely responsible, at Tenant's expense, for all

necessary remediation, cleanup, and response actions required due to Tenant's violation of this clause. Tenant agrees to indemnify, defend, and hold Landlord harmless from any claims, liabilities, damages, fines, penalties, remediation costs, or legal fees arising from Tenant's breach of this Environmental Compliance clause.

Landlord reserves the right to inspect the Premises upon reasonable notice to confirm compliance with this clause. Tenant's obligations under this provision shall survive expiration or termination of this Lease.

h) Removal of Property and Fixtures. All trade fixtures, inventory, personal property, equipment, alterations, additions, improvements and/or appurtenances must be removed from Premises promptly by Tenant upon the expiration of this Lease, or, if extended on a month-to-month basis consistent with the terms herein, promptly upon the conclusion of Tenant's 30 days' notice of intention to vacate the Premises. The space



shall be returned to Landlord free from any displays, fixtures, or such appurtenances.

i) Rules and Regulations. Tenant shall observe faithfully and comply strictly with the Rules and Regulations (Exhibit F) attached to this Lease and made a part hereof, and such other Rules and Regulations as Landlord may from time to time reasonably adopt for the safety, care and cleanliness of The Outpost SJC or the Property, the facilities thereof, or the preservation of good order therein. Landlord shall not be liable to Tenant for violation of any such Rules and Regulations, or for the breach of any covenant or condition in any Lease by any other Tenant in The Outpost SJC. A waiver by Landlord of any rule or regulation for any other Tenant shall not constitute nor be deemed a waiver of the rule or regulation for this Tenant.

j) Persistent Delinquencies. In the event that Tenant shall be delinquent by more than five (5) days in the payment of rent on three (3) separate occasions in any twelve (12)-month period, Landlord shall have the right to

terminate this Lease by thirty (30) days' written notice given by Landlord to Tenant within five (5) days of the third such delinquency.

k) Notice. For the purpose of this Lease, the term "written notice" for Tenant shall be taken to mean notice delivered by regular U.S. Mail to the address on file for Tenant; and for Landlord delivered by regular U.S. Mail to the address on file for Landlord. For Landlord, notices shall be delivered to: The Outpost SJC, Attention: Market Manager, 2505 Old Moultrie Rd., St. Augustine, FL 32086. Notice and other communications delivered via email to the email address on file for Tenant and to hello@theoutpostsjc.com shall also fulfill the requirements of "written notice."

l) Non-Disclosure Clause. Tenant and Landlord agree to keep the terms and conditions of this Lease Agreement strictly confidential. Neither party shall disclose any details of this Lease to third parties, except as may be required by law or for legitimate business purposes, including disclosures to attorneys, accountants, financial institutions, or governmental entities. If



disclosure is necessary, the disclosing party shall ensure that the receiving party understands and respects the confidential nature of the information. Unauthorized disclosure, except as expressly permitted above, shall constitute a material breach of this Lease and may result in legal remedies.

INITIAL: _____



21. Electronic Signature Provision

This Lease may be executed electronically.

Electronic or scanned signatures shall have the same legal effect as original signatures.

22. Signatures:

TENANT:

Signature

Date _____

Name (print)

LANDLORD: The Outpost SJC, LLC

Signature:

Date _____

Justin Tahilramani

Partner, The Outpost SJC, LLC



Exhibit A

Tenant Space Location



Exhibit B

Credit Card Authorization Form



TENANT CREDIT CARD AUTHORIZATION & AUTOPAY ENROLLMENT FORM

The Outpost SJC
2505 Old Moultrie Road, St. Augustine, FL 32086
Email: hello@theoutpostsjc.com | Phone: (904) 658-5233

Tenant Information

Tenant Name: _____

Business Name (if applicable): _____

Phone Number: _____

Email Address: _____

Lease Start Date: _____

Premises/Booth Number: _____

Credit Card Information

Cardholder Name (as it appears on the card): _____

Billing Address: _____

City: _____ State: _____ Zip: _____

Card Type: ☐ Visa ☐ MasterCard ☐ American Express ☐ Discover

Card Number: _____

Expiration Date (MM/YY): ____ / ____ CVV Code: ____

Authorization

I, the undersigned, authorize The Outpost SJC to charge the above credit card for the following:

- ☒ Monthly rent due on the 1st of each month
- ☒ \$20 late fee if rent is not received by the 5th of the month
- ☒ Any past due amounts or charges related to my lease (including damages, unpaid balances upon exit, or other charges as outlined in the lease agreement)

This authorization remains in effect for the duration of my tenancy or until I submit written notice to cancel or update this authorization.

Autopay Enrollment

- ☐ I would like to enroll in Autopay. Please automatically charge my rent each month on the 1st.
- ☐ I do not want to enroll in Autopay. I understand that if rent is not received by the 5th, the card above will be charged with a \$20 late fee.

Signature

Cardholder Signature: _____

Date: _____

Tenant Signature (if different): _____

Date: _____

For Office Use Only

Received by: _____ | Date: _____

- ☐ Entered into billing system
- ☐ Autopay scheduled



Exhibit C

The following images represent the items approved for sale in your space. Any substantial deviation requires separate written approval.



Exhibit D

Insurance Requirements



INSURANCE REQUIREMENTS

1. General Liability Requirements

- Minimum: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Coverage must include bodily injury, property damage, products & completed operations, and personal & advertising injury.

2. Auto Liability Insurance (if applicable)

- Minimum: \$1,000,000 combined single limit
- Covers owned, hired, and non-owned vehicles.

3. Workers' Compensation (if applicable)

- Required if the vendor has employees. Must meet Florida statutory limits.

4. Additional Insured Requirement

- Vendor must name J2M2 Holdings, LLC, The Outpost SJC, LLC and its officers, agents, employees, and affiliates as Additional Insureds. Wording should follow: "J2M2 Holdings, The Outpost SJC, LLC, and their members, officers, employees, and agents are named as Additional Insureds with respect to general liability and auto liability coverage."

5. Certificate of Insurance (COI)

- Must be submitted at least 3 days prior to vending start date. COI must list: J2M2 Holdings, LLC, The Outpost SJC, LLC, 2505 Old Moultrie Rd, St. Augustine, FL 32086, Policy effective and expiration dates, Carrier and policy number, Confirmation of Additional Insured status

6. Certificate Holder

J2M2 Holdings, LLC
2505 Old Moultrie Rd.
St. Augustine, FL 32086

The Outpost SJC, LLC

2505 Old Moultrie Road, St. Augustine, FL, USA
Phone: (904) 658-5233 · Email: hello@theoutpostsjc.com



Exhibit E

Move In/Move Out Inspection



THE OUTPOST SJC – MOVE-IN / MOVE-OUT INSPECTION CHECKLIST

Applicable to Pop-Up 10x10 Tents and Food Truck Tenants

Tenant Name: _____

Business Type: ☐ 10x10 Tent ☐ Food Truck

Assigned Space #: _____

Lease Start Date: _____ Lease End Date: _____

Inspection Date: _____ Inspection Type: ☐ Move-In ☐ Move-Out

Landlord Representative: _____

Tenant Representative: _____

SECTION 1: GENERAL SITE CONDITION

- Ground surface (clean and free of debris): ☐ Good ☐ Needs Cleaning
- Presence of oil or fluid stains (food truck only): ☐ None ☐ Present

SECTION 2: POWER & ELECTRICAL USE

- Power outlet in use matches assignment: ☐ Yes ☐ No
- Extension cords used: ☐ N/A ☐ Proper gauge & protected ☐ Unsafe/Excessive
- Power draw within limits (600W max): ☐ Verified ☐ Exceeded
- Generator (food truck): ☐ N/A ☐ Quiet/Contained ☐ Noisy or Leaking

SECTION 3: SAFETY & COMPLIANCE

- Fire extinguisher present (required for food trucks): ☐ Yes ☐ No
- Trip hazards eliminated (cords, stakes, etc.): ☐ Yes ☐ No



- Food truck permits posted & current: ☐ Yes ☐ No ☐ N/A
- No smoking signage visible & respected: ☐ Yes ☐ No

SECTION 4: CLEANLINESS & TRASH DISPOSAL

- Area free of loose trash/debris: ☐ Yes ☐ No
- All trash bagged and placed in designated dumpsters: ☐ Yes ☐ No
- Grease or waste water disposed of properly: ☐ Yes ☐ No ☐ N/A
- Tables/counters wiped down: ☐ Yes ☐ No

SECTION 5: SIGNAGE & BRANDING

- Proper Outpost branding used: ☐ Yes ☐ No
- Signage properly installed (tent, truck, etc.): ☐ Yes ☐ No
- Signage removed at move-out: ☐ Yes ☐ No ☐ N/A

ADDITIONAL COMMENTS

SIGNATURES

Tenant Signature: _____ Date: _____

Landlord Signature: _____ Date: _____



Exhibit F

Rules & Regulations



THE OUTPOST SJC – RULES & REGULATIONS

Pursuant to and incorporated into the terms of Tenant's lease agreement. Subject to Florida Statutes, including but not limited to Ch. 83, F.S.

HOURS

1. Public Market Hours: Open Thursday–Sunday, 8:30 AM–9:00 PM. Vendors may arrive up to 30 minutes prior to open for setup. *Note: Hours are subject to change with at least fourteen (14) days' written notice pursuant to lease terms.*
2. Closures: To preserve the market experience, each tenant may close their shop no more than two (2) days per calendar month. Requests for closed days must be submitted via email to the Market Supervisor at hello@theoutpostsjc.com. Approvals will be granted on a first-come, first-served basis.

Tenants may swap closed days, provided one tenant emails the change to the Market Supervisor and cc's the other tenant involved.

The Market Supervisor shall maintain a closure calendar and ensure signage is posted on approved closed shops.

3. Unapproved Closures: Unauthorized closures will be addressed per lease terms and Florida Statute § 83.20. Repeated non-compliance may result in lease termination.

PROMOTION

1. Brand Use: Tenants may use The Outpost SJC name and branding in connection with their shop's promotion. Digital logo files will be provided and may only be resized proportionally without alteration.

2. Required Promotion: Tenants must promote their Outpost SJC shop at all off-site events and on their social media at least twice monthly.
3. Independent Promotions: Tenants may run their own promotions but may not obligate participation by others without written consent from Management and affected tenants.

SAFETY & SECURITY

1. Liability: The Outpost SJC shall provide reasonable security but assumes no responsibility for lost, damaged, or stolen goods. Tenants are solely responsible for securing all personal and business property. (See Florida Statute § 83.49 and § 83.51)
2. Fire Hazards: No lit candles, incense, or open flames may be used without express written approval from management. All uses must comply with Florida Fire Prevention Code (FFPC) and local fire marshal guidelines.

MAINTENANCE

1. Cleanliness: Tenants must maintain a clean, safe, and visually appealing shop during public hours. All visible debris or packing materials must be cleared.
2. Food Safety: No perishable or unpackaged food may be left overnight. This is in compliance with Florida Administrative Code 64E-11 (Food Hygiene).
3. Trash Disposal: All tenant trash must be bagged and disposed of daily in designated dumpsters at the rear of the marketplace.

ELECTRICAL

1. Usage Limits: Maximum electrical load will vary by vendor and maximum usage limits will be specified in the Lease. Tenants are responsible for confirming their own equipment specs.
2. Designated Outlets Only: Tenants may only use outlets within their assigned lease space.
3. Extension Cord Requirements: If used, extension cords must be 14-gauge or heavier, 3-prong, UL-listed, and include surge protection (max six outlets).



4. Prohibited Devices: Space heaters, microwaves, refrigerators, toaster ovens, hot plates, or any other high-draw/fire-risk appliances are prohibited.

5. Overload Penalty: Electrical circuits typically serve up to four (4) shops. Violations that result in an overload—such as prohibited items, shared outlets, or excessive cords—will incur a \$100 fine per occurrence.

SPACE DESIGN & GUIDELINES

1. Code Compliance: Tenants must comply with all applicable local, state, and federal laws governing fire safety, ADA accessibility (Florida Building Code Ch. 11), and health/sanitation regulations.

2. Design Limits: Tenants may customize within their assigned space but may not obstruct other shops or common walkways. Maximum item height: 5'9".

SMOKING

Smoking, vaping, or use of any electronic nicotine delivery systems is strictly prohibited inside the marketplace or within 25 feet of any door, operable window, or air intake, per Florida Clean Indoor Air Act (F.S. § 386.201 et seq.).

CURATED MARKET POLICY

1. Product Integrity: The Outpost SJC is a curated market. Tenants may not materially alter or expand product lines without written consent. This ensures quality, balance, and consistency across the marketplace.

2. Non-Exclusivity: Product approval does not imply exclusivity. The same or similar products may be approved for sale by other tenants.

ACKNOWLEDGMENT

I agree to abide by the rules above and understand that written notice will be given of any updates or amendments.

TENANT:

Company Name (print): _____

Signature: _____

Date: _____

Name (print): _____

Title (print): _____

LANDLORD:

The Outpost SJC, LLC

Signature: _____

Date: _____

Justin Tahilramani

Partner, The Outpost SJC, LLC