

Vintage Home Market

Micro Business Rental Agreement

This Rental Agreement is made _____ (***date***), between Vintage Home Market, LLC. a corporation existing under the laws of the state of Arkansas, with its principal office located at 6988 Highway 62, Gassville, Arkansas 72635, referred to herein as *Lessor*, and (***Referred to herein as Lessee***) _____
(Address & Phone Number) _____.

Lessee and Lessor agree to the following conditions on this page and reverse side:

1. Lessee hereby rents from *Lessor* and *Lessor* hereby rents to *Lessee* that certain booth space numbered, size, and location of:

which as part *Lessor's* Flea Market held at 6988 Highway 62, Gassville, Arkansas 72635.

Lessee hereby agrees to pay as a monthly booth rental a sum equal to \$ _____, PLUS _____ % of *Lessee's* gross sales to the public at said location. **SAID MONTHLY RENT AND COMMISSIONS WILL BE DEDUCTED FROM PAYMENT CHECK TO THE LESSEE OF TOTAL GROSS SALES. IF LESSEE GROSS SALES DO NOT COVER MONTHLY RENT, PAYMENT MUST BE SENT TO PO BOX 206, GASSVILLE, AR 72635 OR AT PHYSICAL LOCATION DURING BUSINESS HOURS BY 10th DAY OF THE FOLLOWING MONTH.**

LATE FEES WILL BE \$1.00 PER DAY EVERY DAY AFTER THE 10TH
All payment checks to lessee will be issued and available for pick up on the of the following month.

Lessee hereby certifies that she is, or will be, the owner of the merchandise that she will bring to this Flea Market and has, or will have, the right to sell such merchandise which is, or will be, free from all encumbrances.

2. *Lessee* agree to adhere to all the rules and regulations set by *Lessor* including those listed in this Agreement further agrees that these Rules and Regulations are subject to change any time without notice.

3. **Rules and Regulations.** *Lessee* understands and agrees that:

- A. As a booth renter, he or she is not an employee of Vintage Home Market, agent or representative of *Lessor* and is responsible for paying his own expenses and taxes.
- B. A booth renter cannot sell, assign, or transfer his/her rented space without prior written approval from *Lessor*.
- C. *Lessor* is not responsible for the loss of merchandise through theft, fire, destruction, etc.
- D. *Lessor* does not carry insurance of any kind for booth renters or their merchandise.
- E. *Lessor* will collect from *Lessee* and submit to the proper agencies all applicable sales taxes.
- F. *Lessor* will not allow locked showcases within individual booths unless key is

provided for Lessor to keep at front desk.

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G. Lessee shall not sell pornography materials of any kind, firearms, alcoholic beverages, or any other items illegal by law.

H. Lessee agrees to indemnify, defend, and hold free and harmless Lessor and each of its employees, officers, and directors, from and against any and all actions, claims, liabilities, assertions of liability, losses, costs, and expenses arising from the performance of this Agreement by Lessee, including, but not limited to, attorney fees, reasonable investigative and discovery costs, and court costs, which in any manner may arise or be alleged to have arisen, or resulted, or alleged to have resulted, from the presence, activities, and promotions of any nature or otherwise of Lessee.

4. Termination: This Agreement is a month to month lease. Termination NOT ACCEPTABLE IN THE MIDDLE OF THE MONTH. Lessee must give 30 day notice to Lessor to cancel agreement by the by the first of the month and lease will end on the last day of that month. This Agreement may be terminated prior to said date by Lessor at its option if any one or more of the following events shall occur:

A. Failure of Lessee to timely pay rental as provided above.

B. The transfer, assignment or subletting by Lessee of any of Lessee's rights or interests under this Agreement.

C. Any lien is filed against Lessee or her merchandise because of any act or omission of Lessee and is not removed within a reasonable period;

D. Lessee shall voluntarily abandon, desert, vacate or discontinue his or her operations at said booth;

E. Lessee shall fail duly and punctually to pay the rentals or to make any other payment required under this Agreement when due to Lessor; or

F. Lessee shall fail to comply with any of its obligations under this Agreement.

G. Lessor has the right to terminate this contract at any time for any reason including the following: If lessee does not keep booth adequately supplied and/or clean and orderly. If lessor does not approve of merchandise quality and content.

APPLIES TO MAIN LEVEL RENTERS ONLY:

I _____, HAVE BEEN PRESENTED WITH MAIN LEVEL BUILD OUT REQUIREMENTS AND WILL ABIDE BY ALL RULES AND REGULATIONS THEREIN UNLESS I HAVE OBTAINED WRITTEN APPROVAL FROM MANAGEMENT. (SEE REQUIREMENTS FOR FULL DETAILS)

Payment Plan For Build Out _____

Lessee and Lessor agree to the said conditions on this page and reverse side:

(Printed name of Lessee)

(Signature of Lessee)

(DATE)

VINTAGE HOME MARKET, LLC
(Printed name of Lessor)

(Signature of Lessor)

(DATE)

(Written up by)

Micro Business Options, Benefits, & Requirements

Micro Business #3 (Main Floor)	Micro Business #2 (Flea Market Wing)	Micro Business #1 (Balcony Market)
<u>Sizes - Monthly Investment</u>	<u>Sizes - Monthly Investment</u>	<u>Sizes - Monthly Investment</u>
(1) 8' x 22' \$250 (1) 8' x 13' \$160 (1) 8' x 12' \$150 (8) 8' x 10' \$125 (26) 8'x 8' \$115 (1) 8' x 7' \$100 (2) 8' x 4' \$65 Plus 10% of gross sales Art wall 30% commission Display Case 30%	 (25) 10' x 7' \$90 Plus 10% of gross sales	 (2) 8' x 4' \$50 (12) 10' x 7' \$75 (18) 10'x 8' \$85 (10) 10' x 10' \$115 (4) 12' x 8' \$115 Plus 10% of gross sales
Suggested maintain at least \$200 in sales per month	No Minimum Gross Sales	No Minimum Gross Sales
Color and Style Requirements for Walls	No Color Requirements	No Color Requirements
*Approval Required for Items	No Item Approval	No Item Approval

Item EXAMPLES Ideal For Business Options

#3 Main Floor	#2 Flea Market Wing	#1 Balcony Market
Retail or New Items	Flea Market Items	Flea Market Items
Artisan Goods (Pottery, custom artwork & paintings, goods made by a craftsman such as woodworking, jewelry, baskets, handmade blankets, etc...)	Used Goods	Used Goods
Upscale Vintage & Retro	Crafts	Crafts
Refurbished Furniture & Antiques	Un-refurbished Furniture	Not Idea For Extra Large Furniture
New or refurbished Home Decor & Boutique Items	Used Collectibles	Used Collectibles
Upscale Vintage Clothing Pricing Examples \$20 and Up	Used Clothing Pricing Example \$1-\$10	Used Clothing Pricing Example \$1-\$10
Custom Farm Signs	Tools(rakes, shovels, etc...)	Tools(rakes, shovels, etc...)

Micro-Business #3 Main Floor

BENEFITS INCLUDE

- ✓ Your very own Inventory Application! (Free training on how to use)
- ✓ Pre-Printed Price Label Stickers For Your Inventory
- ✓ Digital inventory tracking in real time, accessible online from any computer or device
- ✓ Your business would be located on the main floor where all shoppers will see your products
- ✓ Included on the Micro-Business Owners page on Vintage Home Market website (FREE ADVERTISING)
- ✓ Eligible for Micro-Business of the month award. Winner receives \$40 gift certificate to Vintage Home Market (See Micro-Business of the month criteria page)
- ✓ Included in our market wide scavenger hunt (this will cause customers to look especially for your booth and post a picture of it on Instagram once found, giving your business more visibility) Scavenger hunt changes every weekend!

IF MICRO-BUSINESS OWNER WOULD LIKE TO ADD TO OR UPGRADE PREDETERMINED BOOTH STYLE, EXTRA COST WILL BE PAID BY MICRO-BUSINESS OWNER

Main Floor Micro Business Booth Options

◆ ____with shelves ____w/out shelves Total Price: \$_____

Payment Options For Upgrades and Modifications:

- ◆ ____ at time of rental or ____ payment plan
- ◆ Monthly Amount to be deducted from sales: \$_____ until _____ (date)

Lessee and Lessor agree to the said conditions on this page and reverse side:

(Printed name of Lessee)

(Signature of Lessee)

(DATE)

VINTAGE HOME MARKET, LLC

(Printed name of Lessor)

(Signature of Lessor)

(DATE)

(by)

OUR STORY AND VISION FOR THE COMMUNITY

I treasure the early memories of being with my dad and feeling the rush of bidding on priceless, local auction house junk. He taught me the value of the dollar hard earned, easily spent and how God loves a good steward. These memories and lessons have driven the heart of Momentum Coffee and Vintage Home Market.

Our vision is to provide an avenue for small businesses to take flight and quality relationships to be number one. For dads to teach their children how to buy, sell, and multiply what they have been given and to learn how to have fun in business while valuing people in the process.

Jess Davis
Momentum Coffee Owner
Vintage Home Market Manager