



Monthly Fees

Minimum Rent	To be negotiated for each property
Percentage Rent	5% - 15% (to be negotiated) of Gross Sales over Natural Breakpoint of Rent.

Standard Set-Up Fees

Security Deposit	First month's rent payment due at signing
First Months Rent	Due at signing
Signage	Tenant is to contact mall manager for information
Town Permit	Tenant is responsible for permit. Contact information is provided by Landlord for Eastview, Greece Ridge and Marketplace. There is a town fee for Greece and Henrietta. Must have permit in order to open for business.

Certificate of Insurance

Tenant to provide proof of insurance (sample on the website for each property) prior to entering into the mall.

Telephone/Internet

Tenant is responsible for set up. Contact is located on mall information sheet.

Cart/Kiosk locations includes

Cart/kiosk provided by landlord
Cart space totals 54 square feet
Electric and light fixtures
Barstool (1)
Storage compartments in cart/kiosk. Lock(s) to be provided by Tenant.
Cover to lock your merchandise. Lock(s) to be provided by Tenant.
Sign holder on top. Contact mall manager for dimensions.
Movable shelving

In-line store locations include

Electric (Tenant is responsible for replacing light bulbs)
Storage (varied in size)
All of the In-line locations vary in size at each property and are in "as- is" conditions

Sales Reports

Each month the Tenant is responsible to send in sales. Landlord will provide paperwork or can be downloaded off of the website.