

Lease Agreement with ANU COMPANY.

GALLERIA TENANT:

Name: _____
Contact: ___ Cell: _____ Email: _____
Business Name: _____
Space #: _____
Number of items: _____

THIS AGREEMENT for the personal services of performing artists on the engagement described below between ANU COMPANY and artist or ensemble and /or its agent ("Artist") is made this _____ day of _____, _____.

Booth and Display Lease Includes:

- Agreed space (Determined by the current price list for the Galleria)
- Standard electricity and lighting etc.
- Standard sign to display tenant preferred information.
- Listing in the ANU COMPANY directory on the official website.
- Assorted display stands for various products if needed.
- Promotions and advertisement of the location
- Month by month business consulting for improving the sales of your items.
- Outside Promotion and Sales when needed, that would require us to take one or more of your items to any giving location. Such as Art and Craft shows or Fine art shows.
- Art receptions, focus on the Gallery artwork, but will allow people to make Galleria purchase during showings.

TOTAL AMOUNT DUE UPON LEASE EXECUTION: \$_____ monthly rent and \$_____ last month's rent. ANU COMPANY will take any credit card transaction fees for selling of your product out before each payout. Tax on the products will be collected and giving directly to the tenant. The tenant will be responsible for paying all taxes collected on their behalf to the IRS. Tenant agrees to abide by the attached Lease Rules and Regulations of the ANU COMPANY as may be amended from time to time and all applicable government laws and regulations. Tenant understands that any violation of the rules or failure to make monthly payments shall subject Tenant to immediate termination of this lease and release of Tenant's space. This Lease is not valid unless signed by both Tenant and ANU COMPANY manager/s.

This Lease is a one-year lease that may be terminated by either party with written thirty (30) days notice, coinciding with the first of the month.

This Lease will begin on _____ and end on _____. During the Lease term, Tenant will pay the monthly rent on the first day of the month. If ANU COMPANY does not receive the rent by the fifth of the month, Tenant will be charged daily rate fee depending on the price of the space rented. For example: A booth rent fee of \$20 a month will accrue a late charge of \$1 dollar a day, while a booth rent fee of \$150 a month will accrue a late charge of \$5 a day. Checks should be made payable to the ANU COMPANY, and either mailed or dropped off in person at ***Enter street address here.***

LEASE RULES AND REGULATIONS

1. Tenant may move in or out and set up displays on mutually agreeable times during the Galleria hours of operation, and on occasional days as organized by management.
2. Tenant's booth do not need to be staffed during the Galleria's hours of operation, however store events may require your attendance.
3. No neon, flashing or display lights, or noises or any other disturbances that affect other tenants are permitted.
4. Tenant will maintain a clean, organized and presentable booth, and will only display its own items and confine its activities, display or distribution of brochures to its own booth and shall use only flameproof material for display.
5. Tenant is not permitted to share or change its booth without ANU COMPANY prior written consent and no assignment or subletting is permitted.
6. Tenant will not serve food or alcoholic beverages.
7. No Tenant or group of Tenants may sponsor any event that conflicts with the Galleria.
8. Photography, filming, or electronic recording or transmission or use of any such audio related equipment in the building by Tenant, groups or individuals other than ANU COMPANY is strictly prohibited.
9. Tenant agrees, except to the extent prohibited by law, to indemnify, defend and hold harmless ANU COMPANY and its representatives against any and all damage, loss, harm, injury or death to persons or the property of Tenant, including attorney fees and costs, and all expenses resulting from any act or omission of each of them, theft, fire, water, accident, interruption of any service, or any other cause and no such event shall relieve Tenant from its obligations under this Lease. Tenant agrees to purchase and keep in effect at all times insurance against all loss, damage or destruction to Tenant's property for the full value of such property, and name ANU COMPANY as additional insured on a primary noncontributory basis, with a waiver of subrogation against ANU COMPANY. Tenant and ANU COMPANY agree that all property of the Tenant is to remain in the Tenant's custody and control in transit to, from and within the building and no bailment by ANU COMPANY will arise.
10. ANU COMPANY has the right to set the hours of operation of and control ingress to and egress from the Galleria and Tenant agrees to cooperate with any security programs adopted for the Galleria.
11. ANU COMPANY reserves the right at its sole discretion to, close, correct, remove or eliminates any objectionable item or conduct not suitable in keeping with the character of the Galleria or which violates these rules or any law.
12. Upon lease termination, each booth shall be left in rentable condition, subject to manager approval, and Tenant shall not, without the prior written consent of ANU COMPANY, make any change to the booth, and any such change will be at Tenant's cost. Tenant's failure to remove its property immediately upon the expiration or termination of its Lease will be deemed an abandonment and ANU COMPANY may retain or dispose of any such property as Landlord shall choose at Tenant's expense.
13. If the booth or display or the building is destroyed or damaged by fire or other casualty, ANU COMPANY shall have the option to repair and restore the same with reasonable promptness; or elect to terminate this Lease as of the date of such damage.

14. Tenant's failure to pay timely rent or to honor its lease obligations will result in a default and immediate termination of this Lease. Notices may be served on either party at the addresses listed herein. ANU COMPANYY rights and remedies under this Lease shall be cumulative and the laws of the state of Illinois shall govern this agreement. Tenant shall pay all attorneys' fees and expenses of Landlord in enforcing any of Tenant's obligations under this Lease.

15. This Lease is the entire lease and any change must be in writing and signed by both parties, and is subordinate to (a) any current or subsequently executed underlying master leases, and (b) any mortgages or deeds of trust affecting the Building and Tenant shall execute any such documents reasonably requested by ANU COMPANYY.

Agree and Accept by filling out and signing below.

ArtistsSignature_____Date_____

Print _____

ANU COMPANYY. Gallery Manager

_____Date_____

Print _____