

**LEASE WITH ANDERSONVILLE GALLERIA, LLC ("LANDLORD")
222 MERCHANDISE MART PLAZA
POST OFFICE BOX 3025
CHICAGO, ILLINOIS 60654**

andersonville
galleria
5247 north clark street, chicago

Booth Lease Includes:

- One space, white wood walls
- Standard electricity and lighting
- Standard sign with tenant name and booth number
- Hardwood floors
- Listing in the Andersonville Galleria Directory and official website.



222 Merchandise Mart
P.O. Box 3025
Chicago, IL 60654
312.952.6334
847.922.4399
312.379.6116 fax

Total Amount due upon lease execution: \$_____ monthly rent, \$_____ monthly advertising, and \$_____ security deposit.

Tenant agrees to abide by the attached Lease Rules and Regulations of the Galleria 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 a one-year Lease which may be terminated by either Party with thirty (30) days notice. This Lease will begin on _____ and end on _____. During the Lease term, Tenant will pay the monthly rent and advertising charge on the first day of the month. If Landlord does not receive the rent and advertising charge by the fifth of the month, Tenant will be charged a \$25.00 late fee. This Lease is not valid unless signed by both Tenant and Landlord.

Lease Rules and Regulations

1. Tenant may move in or out and set up its displays on Mondays from _____ to _____, or one hour prior to and after the Galleria hours of operation. All booths must be display-ready prior to the Galleria's hours of operation.
2. Tenant's booth may, but need not, be staffed during the Building's hours of operation.
3. No neon, flashing or display lights, or noises or any other disturbances which 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 Landlord's prior written consent and no assignment or subletting is permitted.
6. Tenant will not serve food or alcoholic beverages without the prior written approval of Landlord.
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 Landlord is strictly prohibited.
9. Tenant agrees, except to the extent prohibited by law, to indemnify, defend and hold harmless Landlord 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 Landlord as additional insured on a primary non-contributory basis, with a waiver of subrogation against Landlord. Tenant and Landlord 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 Landlord will arise.
10. Landlord 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. Landlord reserves the right at its sole discretion to close, correct, remove or eliminate any objectionable item or conduct not suitable in keeping with the character of the Galleria or which violates these rules or any law.
12. Each booth shall be left in its original condition and Tenant shall not, without the prior written consent of Landlord, 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 Landlord may retain or dispose of any such property as Landlord shall choose at Tenant's expense.
13. If the booth or the building is destroyed or damaged by fire or other casualty, Landlord 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. Landlord's 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 Landlord.

Tenant Signature

Date

Landlord Signature

Date