

I-75 Flea Market

706-891-2020

Tenant Information

Name: _____ Date: _____

Address: _____
(Street Number, City, State and Zip Code)

Phone Number: _____ Business Phone: _____

Social Security #: _____ Drivers License: _____ ST _____

Rent type: Weekly/ Monthly (circle one) Designated Booth Number(s) _____

Rate: _____

Lease Agreement, Rules & Regulations

This Lease, made and entered into this day by and between I-75 Flea Market (Landlord) and the undersigned as the Tenant; that, in consideration of the covenants herein after contained, the Landlord hereby demises and lets, and the Tenant hereby rents from the Landlord, the I-75 Flea Market space(s) located at 400 Direct Connection Drive, Rossville, GA 30741 for the term and rent as shown on the Flea Market space layout and Tenants most current rent statement. The layout and statement are part of this Lease. The Landlord reserves the right to change the rent rate or space at any given time.

I, (we) understand and agree to the rules and regulations set forth by I-75 Flea Market. I, as a Tenant, agree not to hold I-75 Flea Market or any of its employees or owners responsible for any cost, damaged, or stolen articles and further agree not to hold them responsible for any accidents or injuries should they occur.

Each Tenant will indemnify and hold I-75 Flea Market its employees and owners harmless from any loss, cost or expense of any sort or nature including reasonable attorney fees and costs.

I CERTIFY THAT I HAVE READ THE LEASE RULES AND REGULATION FORM AND AGREE TO ABIDE BY AND OBEY ALL RULES AND REGULATIONS. I-75 FLEA MARKET HAS THE RIGHT TO REFUSE SERVICE TO ANYONE AT ANYTIME.

Print: _____

Dealer Move In or Out:

Mon&Fri: 9am to 5pm

Sign: _____

Cashier Business Hours:

Saturday: 9am to 5pm

Sunday: 9am to 5pm (**Payment due by Sunday @ 5:00pm**)

Date: _____

Hours of Operation:

Saturday: 9am to 6pm

Sunday: 9am to 6pm

(See Holiday Schedule at the office for date and time exceptions)

Abandonment, Lien or Unpaid Rent:

Payments received after close of business Sunday will be assessed a \$15 per booth Late Charge. The following Saturday tenant must pay delinquencies in full with cash prior to opening their booth(s) otherwise property will be placed into storage to be sold at auction or destroyed. All proceeds from said sale shall benefit the Landlord for unpaid Rent(s), Late Charge(s) or other Fees.

Check Policy:

- No checks will be accepted for daily or weekly rent.
- Monthly rentals may be paid by check.
- No 2 party checks accepted.
- \$35 NSF fee will be charged on any returned check
- If a check is returned any future rent must be paid in cash.
- Photo I.D. required for all checks

Electricity:

- One outlet is available for inside booths
- No extension cords, No spotlights, No Surge Protectors or Multi Plugs.
- Tenants requiring large amounts of electricity agree to a surcharge of \$_____ per booth. Fines will be assessed if violated at Landlords discretion.

Insurance:

- I-75 Flea Market assumes no responsibility for physical loss, damage or theft at any time to the physical property of Tenant.
- The Landlord is under no obligation to provide mischief or general liability insurance for the personal property of Tenant or any claims for personal injury, death, or property damage in or about the spaces rented by Tenant.

License & Sales Tax:

- Tenant is required to display Catoosa County business license in their booth.
- Tenant is required to display a Georgia Department of Revenue Sales Tax Number.
- Tenant is required to collect and remit Georgia Sales Tax to GA Department of Revenue.

Merchandise:

- No food or drinks are to be sold without prior written consent from the Landlord.
- No sale of alcoholic beverages will be allowed
- Landlord reserves the right to restrict the sale, display, distribution of any objectionable printed material, photographs, films, books, etc...
- I-75 Flea Market does not allow the sale of counterfeit merchandise such as CD's, Clothing, Handbags, Etc...and is not responsible for any merchandise sold.
- No used items will be permitted in the indoor market.
- New, Antiques and Collectibles are permitted in the indoor market.
- Merchandise must be confined to Tenant's space.

Remodeling/Decorating:

- No remodeling is to be done.
- All partitions, walls, counters, lighting, or building improvements, etc... attached to the building is property of the Landlord.
- No holes will be permitted in the concrete, posts, exterior walls or pegboard.
- No alterations allowed on the roll up doors, any damages will be the responsibility of the Tenant.
- No painting, stenciling, decoration, etc...on interior walls, exterior walls or flooring will be allowed.
- All Tenant signage must be approved by Landlord.
- Walls cannot exceed 8' in height.
- Nothing will be affixed above the height of Tenants space (no hanging on the light fixtures, iron beams, sprinkler heads etc...)

Reservations:

- Spaces must be reserved and paid for at the office on Sunday before the following weekend.
- I-75 Flea market reserves the right to refuse space to any Tenant.
- Rent for the next weekend must be paid in full at the cashier's office by 5pm on Sunday. NO EXCEPTIONS.

Trash:

- Trash barrels at the end of aisles are for customers only.
- Tenants may dispose of their small trash in the dumpster provided.
- Cardboard must be broken down and deposited in the dumpster.
- Failure to dispose of trash in designated dumpster on a daily basis will result in a cleaning charge of \$25 each occurrence.

Rules and Regulations

- Hours of operation are Saturday and Sunday 9am to 6pm. Tenant shall have their booth(s) Open during these hours.
- No alcohol, drugs, drug paraphernalia or weapons permitted on the property. Anyone failing to comply with said rules will be subject to law enforcement removal. THIS IS STRICTLY ENFORCED.
- No pets allowed on property. No sale of animals of any kind.
- All Tenants' minor children (under 18) must be accompanied at all times by their parent.
- No smoking.
- No open flames, fireworks, dangerous chemicals, electric heaters or hot plates.
- No counterfeit, pirated, bootleg, or stolen goods.
- No subletting or loaning of booths.
- No loud music.
- No X-rated movies or adult toys, etc...
- No refunds, credits or rollovers
- Tenant is expected to use good judgment should a problem arise.
- Tenant agrees not to engage in free food/drink giveaways.
- Tenant may not solicit customers other than from behind their reserved booth. No unreasonable noise, disruptive or abusive behavior will be tolerated.
- Management reserves the right to close an exhibit at any time for failure of exhibitor to perform, observe or comply with any term set forth in this contract

Print: _____

Date: _____

Sign: _____

Booth(s) Number(s): _____