

ANTELOPE VALLEY MALL

ANTELOPE VALLEY MALL INLINE SPACE SUMMARY

- Inline spaces are rented on a minimum of 3 month basis.
Base Rent ranges from \$2,500 to \$6,000
Holiday 2012 Base Rent (November & December) will start at \$4,500 to \$12,000 based on available locations.

Percentage: Fifteen (15%) percent of net sales over a natural breakpoint.

Overage fees are calculated from Monthly Sales Reports that must be turned in to the Management Office by the 5th of every month.

Example: Base rent monthly = \$1,500.00
 Percentage rate: = 15%

\$1,500 Divided by 15% = \$10,000.00 BREAKPOINT for the month.
Sales for the month where \$15,000 less \$10,000(breakpoint) = \$5,000
overage. Overage of \$5,000 X 15% = \$750.00 Additional Rent

- **A monthly CAM fee of \$100.00.**
- **Water Fee \$50.00 if applicable.**
- **Waste Disposal Fee \$100.00.**
- **Acknowledgement of Antelope Valley Mall's Rules & Regulations.**
- **First month's rent and security deposit are payable at signing of lease.**
- **A one-time visual-merchandising fee of \$75.00** may be required if tenant doesn't have any prior visual-merchandising experience.
- **Utilities:** Utilities are not included in rental fees; it is the tenant's responsibility to have all necessary utilities set up prior to taking possession of the space.

- **Sign:** Approved and installed prior to location opening for business. (See Sign Criteria Packet)
- **CAM Restrictions:** There will not be **ANY** items permitted out in the common area!
- To apply, simply return the completed application to the Management Office to the attention of Elena Treat, Specialty Leasing Manager. Please submit samples and/or pictures of the products, as well as a picture/drawing of how the location will be visual-merchandised.
- Locations are required to operate during all Mall hours:

Monday through Friday	10 AM to 9 PM
Saturday	10 AM to 8 PM
Sunday	11 AM to 6PM

*** Mall hours subject to change.
- All concepts and displays must be approved through the approval process. The inline spaces are in highly visible locations, so dazzling your audience is an important factor, which will affect your sales.
- **INSURANCE REQUIREMENTS:**
Each tenant is required to provide a copy of CERTIFICATE OF INSURANCE. This certificate must be received before tenant takes possession of location. Insurance Requirements are \$2,000,000 General Liability and \$2,000,000 Property Damage. **Additional Insured: Antelope Valley Mall, Antelope Valley Mall Developers, Ltd.; Forest City Commercial Management, Inc. and Forest City Enterprises, Inc.** included as Additional Insured on your certificate.
- **A City of Palmdale business license (661) 267-5434 and a California Sellers Permit are required to operate your business in Antelope Valley Mall.**

Thank you for your interest in the Inline Space Program located at the Antelope Valley Mall. If you need any additional information, please do not hesitate to contact Elena Treat at (661) 266-9152. I look forward to working with you in the future.

Elena Treat
Specialty Leasing Manager
ElenaTreat@forestcity.net