

ANTELOPE VALLEY MALL

ANTELOPE VALLEY MALL RMU PROGRAM SUMMARY

- RMUs are rented on a month to month basis; **January through October 2012** fee is as follows:

Base Rent ranges from \$1,800 to \$2,500 (On RMUs that report sales) for non-sales reporting RMUs services or advertng products incur additional rental fees.

Holiday 2012 Base Rent (November & December) will start at \$10,000 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 = \$1,800.00
 Percentage rate: = 15%

\$1,800 Divided by 15% = \$12,000.00 BREAKPOINT for the month.
Sales for the month where \$15,000 less \$12,000(breakpoint) = \$3,000
overage. Overage of \$3,000 X 15% = \$450.00 Additional Rent

- **A monthly CAM fee of \$100.00.**
- **A one-time set-up fee of \$150.00** should accompany the first months rent. This fee includes your sign, and placing RMU in your Mall location and your application fee.
- **First months rent and last months rent 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 RMU visual-merchandising experience.
- 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 RMU will be visual-merchandised.

- A **24 hour relocation/termination** clause in all RMU agreements.
- RMUs 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 RMU displays must be approved through the approval process. The RMUs 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 places anything on a RMU. 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 RMU in Antelope Valley Mall.**

Thank you for your interest in the RMU Program located at the Antelope Valley Mall. If you need any additional information, please do not hesitate to contact Elena Treat at (661) 266-9151. I look forward to working with you in the future.

Elena Treat
Specialty Leasing Manager
ElenaTreat@forestcity.net