

### 2009 RATE SCHEDULE CARTS & KIOSKS

#### January 1 to October 31, 2009

<b>KIOSKS:</b>	<b>AREA: 60 SQ.FT.</b> (4'W X 15' L X 6'H) \$100/day \$150/Saturday only \$400/week \$1,200/month	<b>AREA: 100 SQ.FT.</b> (4'W X 25' L X 6' H) \$125/day \$175/Saturday only \$500/week \$1,500/month	<b>CARTS:</b>	<b>AREA: 32 SQ.FT.</b> (4' W X 8' L) \$100/day \$150/Saturday only \$400/week \$1,200/month
	<b>AREA: 120 SQ.FT.</b> (8'W X 15'1 X 6'H) \$150/day \$200/Saturday only \$600/week \$2,000/month	<b>AREA: 200 SQ.FT.</b> (8'W X 25'L X 6'H) \$200/day \$250/Saturday only \$800/week \$2,500/month		

\*Rates are subject to change without notice.

#### November 1 to December 31, 2009

<b>KIOSKS:</b>	<b>AREA: 60 SQ.FT.</b> (4' W X 15' L X 6' H) \$500/week	<b>AREA: 100 SQ.FT.</b> (4'W X 25' L X 6' H) \$1,000/week	<b>CARTS:</b>	<b>AREA: 48 SQ.FT.</b> (4'W X 12' L) \$500/week
	<b>AREA: 120 SQ.FT.</b> (8' W X 15' L X 6' H) \$1,200/week	<b>AREA: 200 SQ.FT.</b> (8' W X 25' L X 6'H) \$1,400/week		

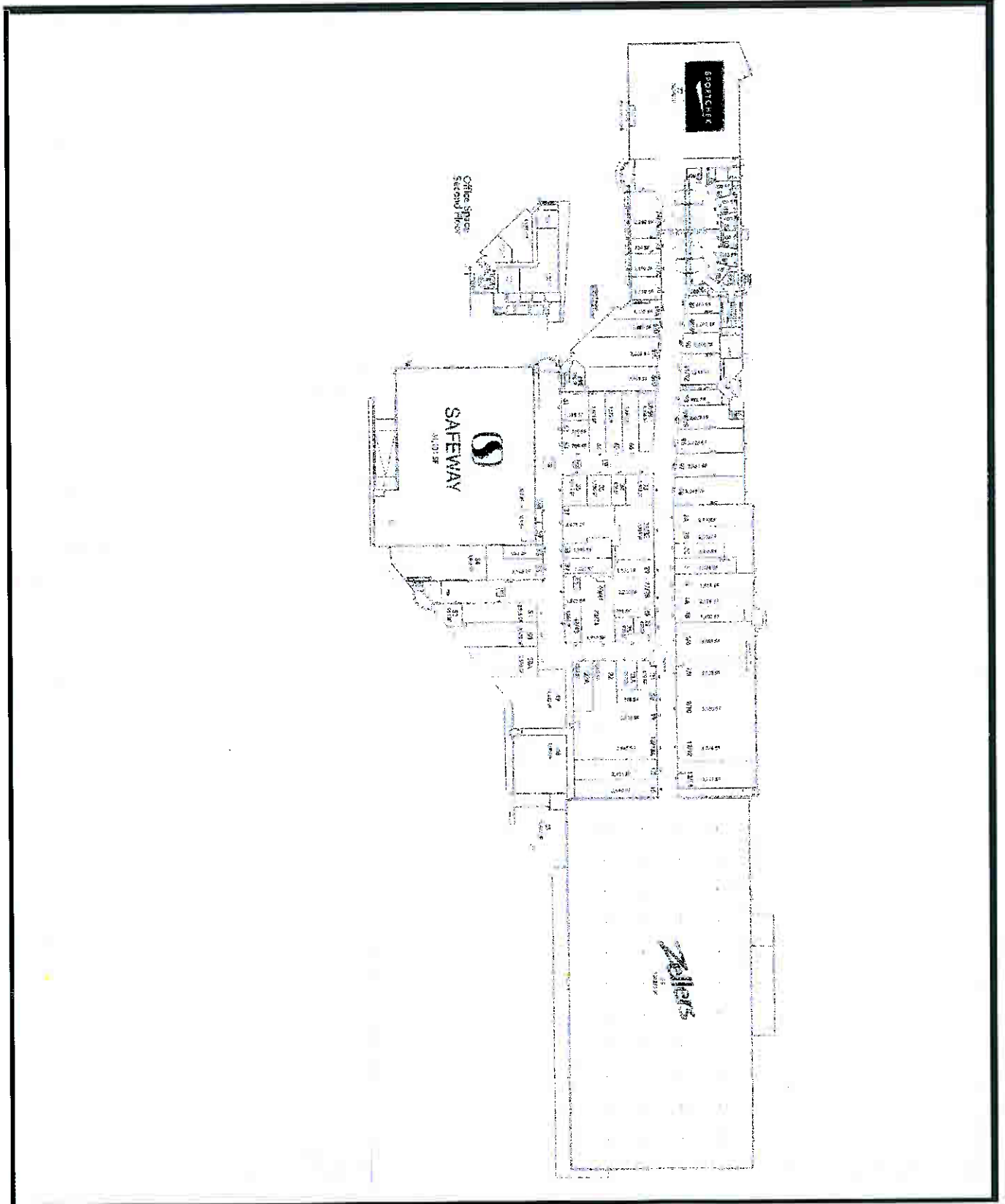
- Percentage Rent – 15% of gross sales if greater than Minimum Rent.
- Rates are subject to change without notice.
- Eight (8) week minimum rental for Christmas 2008. Please refer to Terms and Conditions of Christmas 2009 Application.
- A series of post-dated cheques covering the Term must be received prior to the execution of the License Agreement.
- A \$500.00 security deposit plus GST must be given at time of application.

### Special Promotional Events

Please inquire for rates.



### SHOPPERS MALL SHOPPING CENTRE SITE MAP



### DOCUMENTATION

- Tentative bookings may be made, however, date(s) and location will only be confirmed upon the Landlord receiving a signed copy of the License Agreement, current insurance certificate and rent payment.
- Common area bookings must be confirmed no later than four (4) business days prior to commencement of the License Term.
- **NO REFUNDS** on common area rentals. Common area leasing may be rescheduled depending on location availability. Rescheduling is not permitted during November and December.
- You must provide a copy of a valid City of Brandon Business license prior to the Commencement of the Lease Term.
- **Merchant must provide a valid copy of their Insurance Certificate, outlining \$3,000,000 general liability insurance, as well as naming Morguard REIT and Morguard Investments Limited as additional Insured. A copy of the insurance certificate must be delivered to the administration office PRIOR to commencement of the Lease Term.**

### MERCHANT SELECTION CRITERIA – CART/KIOSK

- All Specialty Leasing Merchants will be required to execute the Standard Temporary Tenant License Agreement of Morguard REIT, and must provide proof of Insurance providing coverage of \$3,000,000 in Comprehensive General Liability, with Morguard REIT, and Morguard Investments Ltd. as named additional insured.
- All temporary retailers must have a City of Brandon Transient Business License unless they are a business already established within City limits. For more information please contact the City of Brandon Licensing Department at 204-729-2230.
- All new Merchants are required to provide a business plan, references, samples of products and pictures or drawings of the proposed kiosk before approval will be granted.
- Products to be sold or displayed should be unique, not typical and non-competing with our existing tenants. We strive to broaden our merchandise mix while ensuring your product suits our market demographics.
- Maximum kiosk height is six (6) feet. Maximum Kiosk width is eight (8) feet.
- Cart rental does not include the additional use of any ancillary racks, displays or promotional floor space, **UNLESS** specifically approved by the Landlord and included within the Lease Agreement.

### GENERAL RULES & REGULATIONS – Cart, Kiosk and In-Line

- Shoppers Mall is private property and exists to encourage and facilitate patronage of the stores and services. If any display or kiosk on the premises of Shoppers Mall interferes with the normal use of the Shopping Centre, the right to have the display in Shoppers Mall will be revoked immediately by the Centre's management.
- Kiosks must be completely setup and open for business at 9:30 am each day and remain open for business until closing at 9:00 pm Monday through Saturday. The Shopping Centre is open from 12:00 noon to 5:00 pm on Sundays. (Optional)
- The Tenant is responsible for the upkeep of the display, which must be in a clean, uncluttered condition at all times. Any cleaning materials or supplies must be stored out of sight.
- **Professional signs ONLY.** "Under no circumstances will "hand-made" signage be allowed". Management shall have the right to approve the format and content of any sign and to establish limits on size, location and means of illumination. Signage must be removed if so requested by Management. If tenant fails to do so, Management may remove said signage.
- No items are allowed directly on the floor space.
- The Tenant shall not distribute handbills or other advertising matter to customers in the Shopping Centre other than in the Leased Premises or distribute handbills or other advertising matter to, in or upon any automobiles parked in the parking areas or in any other part of the Shopping Centre.
- Location of the displays is determined by Mall Management. Displays cannot be moved without the consent of Mall Management.
- **Food or beverages shall not be brought into or consumed in the display area.**
- **Tenants cannot solicit from, or approach, any of the shoppers in the Mall.** Shoppers must come to the display of their own accord.
- **The assigned display must be staffed at all times during Mall hours:** Monday to Saturday, 9:30 am to 9:00 pm and Sunday 12:00 noon to 5 pm.
- Keys for vehicles left in the Mall must be left with the Security staff overnight for emergency purposes.
- The Tenant shall not receive, ship, load or unload articles of any kind including merchandise supplies, materials, debris, garbage, trash, refuse and other chattels except through service access facilities designated from time to time by the Landlord.