

Wall Lease Agreement

This Wall Lease Agreement (“Lease”) is made and effective _____ (“Effective Date”), by and between Englewood Properties, LLC (“Landlord”) and _____ (“Tenant”) with an address of _____. Landlord is the owner of the building and land with an address of 10922 E. Winner Road, Independence, Missouri, 64052 (the “Building”) in which the Art Gallery (the “Gallery”) and walls are located on the 1st floor. Landlord makes available for lease Wall _____ within the building premises (the “Wall”) together with the right of ingress and egress and the non-exclusive use of the 1st floor premises common areas.

1. Term.

Landlord hereby leases the Wall to Tenant for an “Initial Term” of 3 months beginning _____ and ending _____ which shall continue thereafter on 3 month term renewal basis (“Renewal Term”) unless either party gives the other 30 days advance written notice to terminate said Lease. Should Tenant hold over beyond the termination date or fail to vacate with all its art on or before the termination date then Tenant shall be responsible for additional rent at the rate herein for another 3 month Renewal Term.

2. Rental.

2.1 Wall Rent. Tenant shall pay to Landlord during the Initial Term and any Renewal Term thereafter the rent \$ _____ (“Quarterly-Rent”) payable in installments of \$ _____ per month (“Monthly Rent”). Monthly Rent shall be due in advance to Landlord without notice or demand on the first (1st) day of each calendar month. All payments by check or money order shall be payable to *Kansas City Property Solutions, LLC* and mailed or hand delivered to *10920 E Winner Rd Independence, Missouri 64052* or at such other place designated by written notice from Landlord.

2.2 Late Charge and Default. A late fee of \$25.00 will be added as additional rent and due for any payment of rent not received or posted USPS by the 5th day of the month and an additional \$3.00 a day until paid in full. Any dishonored check shall be treated as unpaid rent and subject to an additional fee of \$35.00.

2.3 Security Deposit. Concurrently with Tenant’s signing of this Lease, Tenant shall also pay to Landlord a “Security Deposit” in the amount of _____ (“Security Deposit”). The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of its Lease covenants and obligations. The Security Deposit may be used by Landlord to cover rents outstanding in instances of default, costs related to Wall cleaning, lost key replacement, locksmith services, repair of Wall damages, repair of Gallery or other common area damage (attributed to Tenant), and any other damages allowable under the Lease.

2.4. Use. The Leased Wall shall be used for mounting, hanging and displaying art only (collectively the “Permitted Use”). The Gallery is not to be used for teaching commercial art classes to the public

3. Landlord. Except as may be caused by acts, omissions or negligence of Tenant, Landlord shall keep the Gallery and common areas clean, free of trash, dirt and debris and in good order, repair and condition. Tenant shall timely notify Landlord if any repairs are necessary and Landlord shall have a reasonable time thereafter to make such repairs. Finally, Landlord shall set up, keep and maintain an internet website for the benefit of the Gallery.

4. Sublease and Assignment.

Tenant shall not assign or transfer this Lease, in whole or in part, or sublease the Premises, or any part

