

Keeper's Corner LLC
Antique, Craft, and Collectible Mall
195 East Main Street
Klamath Falls, Oregon 97601
e-mail: keeperscorner@charter.net

Keeper's Corner is a retail store for Antique, Collectible, Craft and other vendors to sell their products. Interested vendors can lease a space at a fixed monthly rate. Each vendor provides their own decorations and displays, unless other arrangements are made with the management.

Store Hours:

- 10AM-5 PM January thru March -Monday thru Saturday
- 10AM-6PM April thru December - Monday thru Saturday
- Closed Sundays

Vendor Booth Rental/ Commission Fees:

- **\$2.50 per square foot for total area up to 99 square feet.** Examples: (4x6=24x \$2.50 = \$60.00) (5x8=40x \$2.50= \$100.00)
- **\$2.25 per square foot for total area 100-199 square feet.** Examples: (5x20=100x \$2.25 = \$225.00) (5x30=150x \$2.25= \$337.50)
- **\$2.00 per square foot for total area 200 square feet and up.** Examples: (5x40=200x \$2.00 = \$400.00) (5x60=300x \$2.00= \$600.00)
- Management will determine fees on secured glass cases, wall spaces and other available spaces
- **12% commission on all sales**
- Note: Booth sizes can vary according to vendors needs and spaces available

Other Information:

- Minimum six (6) month contract is required. Month to month after that period
- First month's rent is payable at the time contract is signed
- Thirty day written notice is required to terminate lease agreement (after 6 month minimum has been fulfilled)
- **Beginning** partial month can be pro-rated but is not considered as part of your six month commitment
- A one time accounting setup fee is required (non-refundable)
- Vendors are paid once per month including detailed accounting of sales
- Rent is due by the 10th of each month
- Vendors are required to work eight (8) hours per month for customer service or pay a non-work fee (some exceptions may apply)
- Vendors may sell antiques, collectibles, craft items or other items approved by the management

Owners and Operators: Scott and Bonnie Teeples (Home phone 541-882-4374, Bonnie's cell 541-891-2662, Scott's cell 541-891-6456)

(December 2, 2006)