

Prospectors Panorama Show Contract

Terms and Conditions

1. Dealers must be in their spaces the day prior to the opening of the show by 5 pm. Dealers will be open each day no later than 9:00 am and close no earlier than 5:00 pm, depending on weather conditions and management approval.
2. If Dealers are not in their spaces according to the above mentioned conditions then the space will be re-rented without refund
3. Cancellations: 50% of the deposit and all subsequent payments MAY be refunded if notification of cancellation is made in writing on or before November 1st of the current year AND the space is re-rented to another vendor with similar merchandise. If any of these conditions are not met then all deposits and payments made are non-refundable. Please contact (520) 889-1840 with any questions or concerns.
4. Dealers Shall: Use and occupy the property for the purpose of conducting sales and participating in the various activities of Prospectors Panorama, LLC, within and upon the premises; Not use or permit upon the property anything that would invalidate any policies of insurance now, or hereafter carried on the property or that will increase the rate of insurance on the property; Not sue or permit upon the property anything that may be harmful or dangerous to life or limb; Comply with all health, police and fire requirements and any other laws and regulations respecting the property imposed by any government authority; Not use the property for any immoral or illegal purpose; Not conduct or permit to be conducted upon the property any activity contrary to any of the laws of the United States of America, The state of Arizona, or which is contrary to the ordinances or regulations of La Paz County or Quartzsite, Arizona; Not engage in any activity which disturbs the peace of the Landlord, other tenants or invitees to the property, or which otherwise constitutes a nuisance. Any activity by a tenant or by tenant's agents which constitutes a crime of any kind shall cause that tenant to immediate termination of their lease and immediate ejection from the property.
5. Landowner and/or employees will in no way be held liable or responsible for damage to property, bodily injury or theft.
6. Dealers will NOT have the right to re-rent or share their space without prior approval in writing from Prospectors Panorama, LLC. Extra persons in the space must be registered at the office
7. **Dealers must pay at least 50% of the fee due at the time the contract is signed with 5% discount for full amount. Balance due on or before November 1 of the current year. Every space is subject to rental until it is secured by a signed contract AND 50% deposit. There will be NO exceptions. Spaces are rented on a first come first served basis with no preferences given for any reason.**
8. Dealers will be responsible for their own taxes and license fees. There is a town fee of \$50.00 for selling.
9. Dealers will be responsible to maintain their areas in keeping grounds, including walking areas free of litter and cigarette butts. Dealers not in compliance with this condition are subject to a \$15.00 per day cleaning fee and a final cleaning fee of \$150.00 as well as a cleaning deposit for the next year. Food Vendors: A \$25.00 cleaning deposit is required.
10. Dealers must pay \$100 deposit on power. Each space is metered and Dealers will be charged for the power that. you use. Food dealers' deposit will be more depending on the power they use.
11. No digging or disturbing of the grounds and NO Objects are to be driven into the ground, NOT EVEN NAILS, without the prior written approval from Prospectors Panorama, LLC.
12. Pets are welcome. They are no tto be tied out more tan 2 hours a day. Your pet must live with you in the R. V. You must clean up after your pet immediately or you will be asked to leave immediately and there will be no refunds. Your pet must be leashed at all times.
13. Vehicle traffic in the park is prohibited during show time. Vehicles that do not fit entirely within your rented space must be parked in the dealers' lot at the lot prices.. You may not park in the public parking area.
14. Generators will not be used without prior written approval by Prospectors Panorama, LLC.
15. All contract balances are due on or before November 1st of the current year prior to the beginning of the show. If the balance is not paid in its entirety and Prospectors Panorama, LLC, your space will be leased to another vendor and there will be no refunds.

Any failure by the Tenant to abide strictly by the terms and conditions of this Lease and Addendum shall be deemed a material breach by Landlord and Tenant's lease shall be subject to termination and Tenant shall be subject to termination and Tenant shall be subject to ejection from the landlord's premises.. Upon the expiration or sooner termination of this lease Tenant shall immediately vacate the Premises.. If Tenant fails to immediately vacate the premises, Tenant shall pay all attorney's fees, costs and damages incurred by Landlord in ejecting Tenant from the premises and due to the delay in Tenant's vacation of premises.

In the event of any enforcement action or proceeding brought by either party against the other arising out of this Lease in any manner whatsoever, the prevailing party shall be included in any judgment rendered in any such proceedings together with the interest at the statutory rate.. "Enforcement Action" shall include Notices of Default, negotiations, as well as any other reasonably related to enforcement of the terms hereof.

I have read and understand the conditions of this contract:

Signed: _____ Date: _____

Printed: _____
Name in full, Please