

The Promenade Bolingbrook

RMU PROGRAM SUMMARY

Base Rent is \$1,000 per month for sales generating RMUs.

- **First months rent and equal security deposit** is due and payable upon execution of the license agreement. The refundable security deposit may be used by management for compensating guest refunds in the first 30 days after vacating the RMU and for damages incurred to the RMU outside reasonable usage and wear.
- **A one-time set-up fee** of \$100.00 is due with the payment of the first and last months' rent. This fee covers 2 signs and replacement of all light bulbs within the RMU.
- **A one-time visual-merchandising fee** of \$100.00 may be required if merchant doesn't have any prior RMU visual-merchandising experience.
- **Telephone access fees** are the responsibility of the RMU Operator and should be coordinated with the local telephone company and the Management office.

Base Rent is \$75 per week for non-sales generating RMUs (i.e. static displays for services or advertising products). The first week's rent of \$75 and a \$75 refundable deposit will be due and payable upon execution of the license agreement. Provided the RMU is left in good condition, said deposit will be returned 30 days after vacating the RMU. Management reserves the right to terminate the license agreement for an RMU that is non-sales reporting with 48 hours notice. If management exercises this right, the lessee will be required to vacate on the last day of the current rental week.

Operating Hours: RMU's are required to be operational during hours set-forth by management at the time of executing the license agreement. Holiday hours may vary.

INSURANCE REQUIREMENTS:

Each merchant is required to provide a copy of CERTIFICATE OF INSURANCE. This certificate must be received before merchant places anything on a RMU. Insurance Requirements are \$2,000,000 General Liability and \$2,000,000 Property Damage. **Additional Insured: Forest City Commercial Management, Inc., Forest City Enterprises, Inc., FC Janes Park, LLC, Forest City Bolingbrook, LLC, FC Bolingbrook, Inc. and The Promenade Bolingbrook** included as Additional Insured on your certificate.

A Village of Bolingbrook business license (630) 226-8470 and an Illinois Sellers Permit are required to operate your RMU in The Promenade Bolingbrook.

All concepts and RMU displays must be approved by the Management office. The RMU's are in highly visible locations, so dazzling your audience is an important factor for affecting sales. To apply for an RMU, return the completed application to the Management Office along with samples and/or pictures of your products, as well as a picture/drawing of how the RMU will be visually merchandised. Thank you for your interest in the RMU Program at The Promenade Bolingbrook. For more information, please contact Specialty Leasing at (630) 296-8350 or by emailing [Specialty Leasing](#).