

# GOLDEN TRIANGLE MALL

**En Pertignus Holding Corp.**

## Specialty Retail Pre-Application

Date \_\_\_\_\_

### PERSONAL INFORMATION:

Contact Name (s): \_\_\_\_\_

Corporate Name: \_\_\_\_\_

Company Name (Doing business as): \_\_\_\_\_

Business Address: \_\_\_\_\_

Owner(s) Name(s): \_\_\_\_\_

Phone Numbers: (Home) \_\_\_\_\_ (Office) \_\_\_\_\_ (Fax) \_\_\_\_\_

SSN#: \_\_\_\_\_ Drivers Lic. # \_\_\_\_\_

Federal ID: \_\_\_\_\_ Business Lic. # \_\_\_\_\_

State of Incorporation: \_\_\_\_\_ Is this a new Business? Y/N \_\_\_\_\_

Have you been a merchant in a shopping center previously? \_\_\_\_\_

If so, when and which one? \_\_\_\_\_

### APPLICATION TYPE

What type of set-up is required? RMU \_\_\_\_\_ Kiosk \_\_\_\_\_ Inline \_\_\_\_\_

Dimensions/Square footage desired: \_\_\_\_\_

Projected Opening date: \_\_\_\_\_ Length of time desired: \_\_\_\_\_

Projected sales volume during time store opened: \_\_\_\_\_

### PROPOSED MERCHANDISE CONCEPT/THEME:

(Please describe in Detail\*)

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\*Please include any photos that are relevant, including, but not limited to merchandise, existing Stores/RMUs, product catalogs and samples.

# Golden Triangle Mall Specialty Retail Program Costs\*

## RETAIL MERCHANDISING UNITS (RMUs/CARTS)

<b>TERM:</b>	<b>Minimum 3-month term</b>
<b>BASE RENT:</b>	<b>Varies based on location, timing and use</b>
<b>PERCENTAGE RENT:</b>	<b>15% natural breakpoint; combined holiday term</b>
<b>SECURITY DEPOSIT:</b>	<b>An amount equal to the first month's rent</b>

Signage is not included in cost. Phone service is tenant's responsibility.

The following items are due PRIOR TO your set up:

- Security Deposit and first month's rent payable to En Pertignus Holding Corp.
- State Sales Tax ID (information may be obtained through Texas State Comptroller (800-252-5555).
- Certificate of Insurance (requirements and additional insured list is attached)

Assistance from a visual merchandiser appointed by the mall may be required at a fee of \$250.00.

*\*These costs are approximate and are subject to change without notice.*

# Golden Triangle Mall Specialty Retail Program Costs\*

## IN-LINE STORE SPACES

<b>TERM:</b>	<b>Minimum 6-month term preferred; term is negotiable-</b>
<b>BASE RENT:</b>	<b>Varies based on location, size, condition and use</b>
<b>PERCENTAGE RENT:</b>	<b>15% natural breakpoint; combined holiday term</b>
<b>SECURITY DEPOSIT:</b>	<b>An amount equal to the first month's rent</b>

In addition to base rent charges, there is a \$50 marketing fee, and a \$100.00 HVAC (utilities) fee. Telephone fees are Tenants responsibility.

In addition to a signed License Agreement, the following items are due PRIOR TO your set up:

- Completion of an initial inspection by the City of Denton.
- Inspections can be scheduled through the City of Denton, Building Inspections (940-349-8360).
- Security deposit and certificate of insurance (requirements and additional insured list is attached).
- Submission of sign drawings to both the mall office and En Pertignus Holding Corporation (for extensive work that is done.)

In addition to the above, the following items are due PRIOR TO opening for business:

- Successful final inspection by the City of Denton.
- State Sales Tax ID (information may be obtained through Texas State Comptroller (800-252-5555).
- First month's rent & Security Deposit.

All work to be done in space including City of Denton Building & Fire Department compliance items are at the sole cost of tenant.

A \$250.00 visual display fee will be required if window displays do not meet GTM requirements, and assistance is needed to do so.

*\*These costs are approximate and are subject to change without notice.*

# Golden Triangle Mall

## INSURANCE REQUIREMENTS – CERTIFICATE OF INSURANCE

Tenant may not open or operate without proper evidence of insurance provided in advance to the Gold Triangle Office. General Liability Insurance in the amount of \$1,000,000 (RMU's), \$2,000,000 (In-line), Employer's Liability of at least \$500,000 per occurrence, Workers Compensation as required by statute, and Personal Property insurance for replacement cost.

### **Showing as additional insured:**

Landlord and any other parent, subsidiary or affiliated entities of Landlord and Mortgagees (including their agents, employees, representatives, officers, directors, stockholders, partners, members and managers) are added as ADDITIONAL INSURED on all liability policies shown, even for claims regarding their sole negligence. The coverage offered to the ADDITIONAL INSUREDS on (name of tenants) liability policies shall be primary coverage to any other coverage maintained by the ADDITIONAL INSUREDS and shall not permit or require such other coverage to contribute to the payment of any loss.

### **Showing as certificate holder:**

En Pertignus Holding Corp., c/o Cencor Realty Inc., Golden Triangle Mall 2201 I35E South Denton Texas, 76205