BIN CHASERS

INDOOR COLLECTIBLES, GAMING & HOBBY VENDOR BOOTH AGREEMENT

3800 US Hwy 98 N, Suite 400, Lakeland, FL 33809

VENDOR & BOOTH INFORMATION

VENDOR LEGAL NAME

_____

BUSINESS / DBA

_____

EMAIL ADDRESS

_____

PRIMARY PHONE

_____

MAILING ADDRESS / CITY / STATE / ZIP

_____

EMERGENCY CONTACT NAME

_____

EMERGENCY CONTACT PHONE

_____

BOOTH NUMBER

_____

BOOTH SIZE (FT x FT)

_____

MONTHLY BOOTH FEE

_____

INITIAL RESERVATION MONTH

_____

APPROVED MERCHANDISE

_____

Vendor information must be completed before booth approval.

VENDOR AGREEMENT TERMS

1. Monthly booth reservations

This is a monthly space-reservation arrangement, subject to applicable Florida law and Bin Chasers' underlying right to occupy the premises. The vendor must pay the next month's full booth fee by the 25th of the current month. A booth is reserved for the following month only after Bin Chasers accepts payment and confirms the reservation. There is no guaranteed renewal or fixed long-term term. If payment is not accepted by the deadline, Bin Chasers may offer the booth to another vendor for the following month. Payments are nonrefundable except as expressly agreed in writing or required by law. A vendor who does not renew must vacate by the end of the paid month; any removal or property disposition will follow applicable law.

2. Approved industry and merchandise

Only trading cards, sports cards, comics, manga, anime and pop-culture collectibles, toys and figures, tabletop games, video games, gaming accessories, hobby products, memorabilia and related approved merchandise may be sold. No unrelated retail categories without written approval. Counterfeit, stolen, forged, illegal, unsafe, or knowingly misrepresented items are prohibited. Vendors are responsible for authenticity, ownership, grading, condition descriptions and lawful resale.

3. Independent operations and staffing

Vendors are independent businesses, not employees, agents, or partners of Bin Chasers. Vendors supply their own personnel, select approved operating days and hours within store access hours, staff and supervise their booths, process their own payments, and handle customer service, returns, disputes, taxes and recordkeeping. Bin Chasers staff do not operate, monitor or secure vendor booths. Unattended merchandise must be secured; unattended sales operations are prohibited unless expressly approved.

4. Booth boundaries, displays and access

All tables, chairs, displays, merchandise, cords and storage must remain inside the assigned footprint. Aisles, accessible routes, exits, fire equipment and electrical panels must remain clear. No drilling, structural changes, high-load electrical devices, cooking, open flames or extension cords without written approval. Booth sharing, transfer and subletting are prohibited. Bin Chasers may reasonably adjust booth locations for safety, access or operations, with notice when practicable.

5. Theft, inventory and property

Vendors secure and insure their own cash, merchandise, collectibles, fixtures and personal property. Cameras or store security do not guarantee protection. Bin Chasers does not insure vendor property and is not responsible for loss or damage except to the extent imposed by law. Suspected theft, fraud, damage or threatening conduct must be reported promptly.

6. Injury, liability and indemnification

Vendors are responsible to the extent legally attributable to their negligence, misconduct, products, displays, equipment, personnel and activities. To the fullest extent permitted by Florida law, vendors will defend and indemnify Bin Chasers LLC and its personnel against third-party claims and reasonable defense costs to the extent caused by those vendor acts or omissions. This provision does not shift liability for Bin Chasers' own negligence or misconduct. It does not waive any nonwaivable rights or duties.

7. Insurance and workers' compensation

Ordinary sales-only vendors may be granted a written waiver of the individual commercial general liability insurance requirement, but only if consistent with Bin Chasers' insurer and landlord requirements. A waiver does not waive vendor liability. Bin Chasers may require event-specific or general liability coverage for tournament organizers and higher-risk operations, with limits and additional-insured status specified in written event approval. Vendors must maintain workers' compensation insurance where legally required and provide proof of coverage or applicable exemption upon request.

8. Tournament and organized-event approval

Tournaments, card breaks, paid play, organized trading events, demonstrations, prize events and promotional gatherings require separate advance written approval. Organizers must provide event date/time, format, capacity, staffing, participant ages, entry fees, prize structure, equipment and safety plan. Approval is not automatic with booth rental. Bin Chasers may impose insurance, attendance, access and supervision conditions or cancel unsafe activities.

9. Minors and tournament conduct

Event organizers must enforce respectful conduct, crowd control and clear walkways. Children under 13 must attend with a parent or responsible adult unless Bin Chasers has separately approved a compliant supervision arrangement. Neither a booth rental nor an event registration authorizes childcare. Any minor participation release must be separately reviewed for Florida-law compliance. Fighting, harassment, bullying, gambling and unauthorized wagering are prohibited.

10. Advertising, intellectual property and transactions

Vendors may advertise within their approved booth footprint. Use of the Bin Chasers name/logo, announcements implying sponsorship, livestreams affecting others, and off-booth solicitation require prior written approval. Vendors are responsible for compliance with publisher tournament rules, intellectual property rights, consumer protection rules and applicable sales-tax obligations. Bin Chasers does not authenticate or guarantee independently sold goods.

11. Safety, incidents and enforcement

Vendors must keep their space safe and clean and immediately report injuries, hazards, suspected theft and property damage. Bin Chasers may immediately stop unsafe or unlawful activity, require correction, and suspend event privileges. Denial of future monthly reservations or early termination of an active reservation is subject to the written agreement and applicable law; Bin Chasers will not use unlawful self-help removal.

12. Bin Chasers, insurance and legal compliance

All vendor activities are conditional on required Bin Chasers approval, applicable occupancy/fire approvals and Bin Chasers' insurance coverage. Vendors must obtain applicable business, sales-tax and secondhand-dealer registrations or exemptions. If a governing lease, law or authority prohibits an activity, it may not occur. Florida law governs this agreement.

13. Entire agreement and changes

The approved booth details, this agreement, and any signed event approval form constitute the parties' agreement. Changes must be in writing and accepted by both parties. If a provision is unenforceable, remaining provisions continue to the extent lawful.

FIRE SAFETY, EMERGENCY PROCEDURES & PROPERTY DAMAGE

1. Vendors must comply with all applicable fire, building, electrical, and safety regulations, as well as Bin Chasers' safety procedures.
2. Vendors must keep emergency exits, aisles, fire extinguishers, sprinkler equipment, electrical panels, and emergency access routes clear at all times.
3. No vendor may modify electrical wiring, install unauthorized equipment, overload electrical circuits, or use prohibited electrical devices.
4. Vendors must immediately report smoke, fire, electrical hazards, injuries, unsafe conditions, or property damage to Bin Chasers management.
5. In an emergency, vendors and their personnel must follow evacuation instructions and leave the premises through designated emergency exits.
6. Vendors may not reenter the premises until authorized by emergency personnel or Bin Chasers management.
7. Vendors are responsible, to the extent permitted by law, for damage, injuries, or losses caused by their negligent or wrongful acts, equipment, merchandise, or operations.
8. Vendors must reimburse Bin Chasers for reasonable, documented repair or cleanup costs to the extent legally attributable to the vendor.
9. Bin Chasers may immediately suspend any activity presenting an imminent safety hazard.
10. Vendors must cooperate with incident investigations and provide relevant information to management and insurers when reasonably requested.

ADDITIONAL VENDOR SETUP & BREAKDOWN RULES

1. All vendor setup and breakdown must take place during Bin Chasers' regular business hours.

2. Vendors are responsible for setting up, maintaining, dismantling, and removing their own merchandise, tables, displays, equipment, and supplies.

3. Vendors must keep aisles, entrances, emergency exits, and neighboring booths clear during setup and breakdown.

4. Vendors must not interfere with Bin Chasers' daily operations, customers, or other vendors.

5. Vendors must secure their merchandise and leave their booth clean and organized before departing.

6. Vendors may leave approved merchandise and displays in their assigned booth between operating days at their own risk.

7. Vendors who do not renew their monthly reservation must remove all belongings before the store closes on the final day of their paid rental period.

8. Vendors may not dismantle booths during an active tournament if doing so disrupts the event.

9. Vendors are responsible for damage or excessive cleanup caused by their setup, operations, or breakdown.

10. No vendor is permitted to enter or remain inside Bin Chasers outside regular business hours.

VENDOR BOOTH CLEANLINESS & TRASH DISPOSAL

1. Cleanliness: Vendors must maintain a clean, organized, and sanitary booth at all times.

2. Daily Cleanup: Vendors are responsible for cleaning their booth and surrounding areas affected by their activities before leaving each day.

3. Trash Disposal: Vendors must properly dispose of all trash, packaging, food containers, card wrappers, and other waste generated by their operations.

4. Cardboard & Packaging: Vendors must break down cardboard boxes and dispose of them in designated areas approved by Bin Chasers management.

5. Designated Trash Areas: Vendors may use only Bin Chasers-approved trash receptacles and disposal locations. Dumpsters, compactors, and restricted disposal areas may not be accessed without authorization.

6. No Trash Accumulation: Trash, empty boxes, and packaging materials may not accumulate inside booths, walkways, emergency exits, or common areas.

7. Food & Beverages: Vendors must promptly clean up spills and properly dispose of food and beverage waste.

8. Tournament Cleanup: Vendors hosting tournaments or organized events are responsible for cleaning their assigned event areas, including tables, chairs, floors, and surrounding spaces.

9. Damage & Excessive Cleaning: Vendors are responsible for reasonable, documented costs of cleaning or repairing damage caused by their operations beyond ordinary wear and tear.

10. Failure to Comply: Repeated cleanliness or trash disposal violations may result in written warnings, cleaning charges where permitted by the agreement and applicable law, or denial of future booth reservations.

VENDOR OPERATING HOURS & EVENT SCHEDULE

Vendor Operating Hours

_____

Event Date(s)

_____

Event Open to Public

_____

Event Closing Time

_____

Load-In / Setup

_____

Load-Out / Breakdown

_____

Early breakdown is not permitted.

1. All setup, operations, and breakdown must occur during Bin Chasers' regular business hours.
2. Vendors must complete setup before their approved event opens to the public.
3. Vendors must remain operational until the designated event closing time.
4. Early breakdown or removal of displays during an active event is prohibited.
5. Vendors must complete breakdown, cleanup, and removal of event materials before Bin Chasers closes.
6. All event schedules and operating hours require Bin Chasers management approval.

INSURANCE STATUS (management to complete)

☐ Sales-only insurance waiver approved in writing ☐ Proof of liability insurance required ☐ Tournament/event approval required

Vendor signature: _____ Date: _____

Bin Chasers authorized representative: _____ Date: _____

Implementation note: Draft for Florida attorney and commercial insurance-agent review before use. Verify landlord permission, insurance classification, workers' compensation, secondhand-dealer rules and event occupancy requirements.