

Specialty Retail Information Carts and Temporary In-Line

ONE-TIME FEES

Application Fee \$500.00

This fee is due with the signed application and is required to be added to the waiting list. Fee is fully refundable if proposed use and/or applicant is not approved for Miracle Mile Shops Specialty Retail Program. Fee covers administrative services for review/approval process, professional visual merchandising services and regular usage of retail unit, if applicable. This fee will NOT be refunded if the licensee is approved for the program and elects not to do business at Miracle Mile Shops.

Security Deposit One Months Rent

This deposit is due with the signed license agreement. It is refundable within approximately 45 - 60 days of Expiration Date providing: 1) Any property belonging to Miracle Mile Shops used by the licensee is clean and undamaged when licensee vacates, and 2) Licensee is not in default of the license agreement. Licensee is required to provide Licensor written notice of non-renewal a minimum of thirty (30) days prior to expiration date of the license agreement. Failure to give said notice will result in forfeiture of security deposit. Deposits may be held pending final submission of reports, payments due, etc.

RENTAL STRUCTURE

Retail Merchandising Units (Carts): \$8,000 - \$12,000/month plus 15% of sales in excess of natural breakpoint. Monthly Fee will NOT be negotiated until licensee is accepted into program and is based on several factors including proposed use, location, desired length of term and experience.

Temporary In-Line: Monthly Fee plus 15% of sales in excess of natural breakpoint. Monthly fee will not be negotiated until licensee is accepted into program, and is based on square footage and location. Temporary in-line store licensees are required to pay monthly utility fee based on prior year's usage.

- Miracle Mile Shops retains relocation and/or termination rights on all retail merchandising units (carts) and temporary in-line stores.
- Length of term is negotiated on a case by case basis. New licensee's, or licensee's with limited experience, may be required to complete an initial test period of three (3) months before being evaluated for a longer term of up to one (1) year.
- All payments must be in certified funds, payable to IMI Miracle Mall LLC and are due on or before the first day of each month.
- Monthly sales reports and accompanying percentage rent, if applicable, is due by the fifth (5th) day of each month for the preceding month without notice.
- Fines may apply to late payments.
- The above fees are subject to change.

Additional Insureds:

- Institutional Mall Investors LLC
- California Public Employees' Retirement System (CalPERS)
- MCA Mall Investors LLC
- Miller Capital Advisory, Inc.
- IMI Miracle Mall LLC
- IMI Miracle Harmon LLC
- MCA Management Associates LLC
- Wells Fargo Bank, National Association, as Master Servicer, on behalf of U.S. Bank NA, as Trustee, for the benefit of the Holders of COMM 2013-CCRE12 Mortgage Trust Commercial Mortgage Pass-Through Certificates, its successors and/or assigns, c/o Midland Loan Services, a PNC Real Estate business, PO Box 25968, Shawnee Mission, KS 66225-5968/ Loan Number 030305679

and such other entities as Landlord may designate from time to time, their present and prospective subsidiaries, affiliates, directors, members, managers, shareholders, partners, agents, employees, servants, assignees, managing agents, and mortgagees, as their interest may appear.

Please note that insurance certificates must be provided for EACH business a licensee operates at the Miracle Mile Shops.

MISCELLANEOUS

DRESS CODE: A dress code has been established for the Specialty Retail program. Detailed information is provided in the Standards and Operating Guidelines.

CASH REGISTER: Miracle Mile Shops requires sales to be reported BOTH daily and monthly. Daily sales shall be reported using our automated system. Licensee must register all sales on a cash register or POS system with both "X" and "Z" reporting capability. Miracle Mile Shops reserves the right to audit sales reports, including Z tapes, at its sole and absolute discretion to ensure accuracy.

LOCATION: There is no guaranteed placement of any retail unit, kiosk or temporary in-line store. All locations will be at the sole discretion of the Licensor and are subject to change at Licensor's sole and absolute discretion should Licensor determine relocation is in the best interest of the shopping center.

STANDARDS AND OPERATING GUIDELINES: A copy of the Standards and Operating Guidelines will be issued with the executed license agreement. Each licensee is required to sign a copy of the Standards and Operating guidelines prior to opening. Fines will be issued for violations of the Standards and Operating Guidelines.

TENANT CONTACTS

AMANDA COLE, Director of Specialty Leasing – Miracle Mile Shops
702/ 866-0703

CLARK COUNTY BUSINESS DEPARTMENT, Business License
702/ 455-4252 OR 702/ 455-0174

STATE OF NEVADA DEPARTMENT OF TAXATION, Taxation Permit
775/ 687-4820

Thank you for your interest!