



Art Dimensions Inc.

LEASE CONTRACT

LESSEE _____

ADDRESS _____

CITY _____ ZIP _____ PHONE _____

Art Dimensions Inc. (hereafter referred to as ADI) agrees to lease the artwork(s) described on the attached LEASE SCHEDULE, under the following terms:

TERM OF THE LEASE is six months from **INSTALLATION DAY**. Invoices are sent monthly and due upon receipt.

LESSEE shall be financially responsible for installation, delivery and return of all artworks (to the premises of ADI) to be arranged by ADI. If lessee fails to return any artwork on or before the **DATE OF LEASE EXPIRATION**, lessee will pay a late charge of \$100.00 per day per artwork. In the event of delinquent payments, lessee will reimburse ADI its reasonable cost of collection (including attorney's fees).

LESSEE acknowledges receipt of the artwork in good condition. **CARE OF THE ARTWORK** is the exclusive responsibility of the lessee, who agrees to return the artwork in good condition. Lessee may not move, repair or remove any artwork from its base or frame. If any artwork is lost or damaged, lessee will immediately notify ADI giving specific details. Lessee shall provide insurance coverage for full purchase price value of work installed on premises and will provide ADI with evidence of insurance coverage. If ADI finds any artwork damaged or in unsatisfactory condition, it will make a claim on lessee for damages within thirty days.

USE BY LESSEE is strictly limited to non-commercial display at lessee's address designated above, or at such other location as ADI may approve in writing in advance. Reproduction of any artwork by photography or any other means is prohibited, except with prior written consent of ADI.

OPTION TO PURCHASE ARTWORK is granted, and may be exercised by lessee by giving notice to ADI. The Purchase Price is as specified on the attached lease schedule (plus sales tax). Sixty percent of the lease fee paid is applicable towards the purchase. ADI may terminate this lease by written notice to lessee if (1) any payment due herewith is not made within ten days after the due date, or (2) if lessee shall become insolvent, shall be unable to meet its debts as they mature, shall file a petition or take any other steps for relief under any bankruptcy, insolvency, reorganization or similar law, or any such petition shall be filed against it and shall not be dismissed within sixty days. Upon termination of this lease by ADI, lessee shall immediately return the artwork to ADI.

In the event of any default or breach of this contract, and if suit is brought hereon, ADI shall be entitled to collect in any such proceedings all reasonable costs and expenses of suit, including but not limited to, reasonable attorney fees.

The artwork shall at all times remain the property of the artist or ADI, unless purchased by lessee as provided in the Agreement. Lessee must notify ADI at least thirty days in advance of lease cancellation.

UPON EXECUTION of this lease contract lessee shall deliver to ADI \$ _____ as a deposit to be credited against lease payments, as and when due. If lessee does not install the items listed in the lease schedule, the deposit amount shall be retained by ADI as a cancellation fee.

This contract contains the entire agreement between ADI and lessee and can be amended only in writing and signed by both parties.

LESSEE SIGNATURE _____ DATE _____

ADI SIGNATURE _____ DATE _____