



AIR COMMERCIAL REAL ESTATE ASSOCIATION

MERCHANTS' ASSOCIATION

STANDARD LEASE ADDENDUM

Dated \_\_\_\_\_

By and Between (Lessor) \_\_\_\_\_
And (Lessee) \_\_\_\_\_

Address of Premises: \_\_\_\_\_

Paragraph \_\_\_\_\_

(a) Association Membership. Lessee shall become a member of the Merchants' Association for the Shopping Center ("Merchants' Association") upon formation thereof or upon execution of the Lease, whichever occurs later, and will maintain such membership in good standing, will abide by the bylaws and regulations and will cooperate in the activities of the Merchants' Association throughout the Term.

(b) Advertising. The Merchants' Association may, at its discretion (but without obligation to do so), place advertisements in media which the Merchants' Association deems appropriate, and in which Lessee and other tenants of the Shopping Center may advertise. Lessee shall be obligated to include its advertisements in all of the Merchants' Association advertisements (but Lessee shall not be obligated to include its advertisements in more than 12 Merchants' Association advertisements per year).

(c) Hold Harmless. Lessee hereby acknowledges that the Merchants' Association is operated by tenants of the Shopping Center, although Lessor may also be involved in such operation. To encourage the continuation of the Merchants' Association, once it is formed, Lessee hereby agrees to hold Lessor and the Merchants' Association harmless from and against any and all liabilities, losses, costs and expenses arising out of any conduct done in good faith in connection with the operation of the Merchants' Association and the conduct of activities by the Merchants' Association.

Note: These forms are often modified to meet changing requirements of law and needs of the industry. Always write or call to make sure you are utilizing the most current form: AIR COMMERCIAL REAL ESTATE ASSOCIATION, 700 So. Flower St., Suite 600, Los Angeles, CA 90017. (213) 687-8777