



Creative Casemates

Rental Agreement 2025

INFORMATION ABOUT THE PROGRAM

- **Purpose:** The rented shop space is intended for retail operations showcasing Fredericton's rich culture and craft industry. Emphasis is placed on artists of fine craft, handmade products, or goods of cultural significance. Preferred operations are those that include a demonstration component, interactive features, or entertainment value. The shops are for craft business incubation and not for long-term retail purposes.
- **Rental Period:** The rental period is from June 7, 2025, to August 31, 2025, inclusive. All shops must be emptied and vacated by the end of the day on Sunday, August 31, 2025. Keys may be returned on or before Tuesday, September 2, 2025.
- **Rental Rate and Payment:** The rental rate for the season is \$1200, and a \$100 refundable damage deposit is required. The payment is scheduled for the 1st Friday of each month, as follows:
 - June 6: \$ 400 rent + \$100 damage deposit due
 - July 4: \$ 400 rent due
 - August 1: \$ 400 rent due
 - Rent payment and the damage deposit will only be accepted in full. The damage deposit will be refunded once the shop space has been vacated, and all keys provided to the primary tenant and salespeople are returned.
 - Any late rent will be subject to a late fee of \$40.
- **Key Responsibility:** A key will be provided to the primary tenant for sharing with the salespeople in their specific shop. In the event of a lost or stolen key, NBCCD will replace the key or have the lock re-keyed at their discretion, in consultation with the shop's primary tenant, which may result in the forfeiture of the damage deposit.

- Shop Details: The shops (casemates) are rented as is and as assigned. Each shop is approximately 25 ft deep and 10 ½ ft wide, with track lighting (16 lights) and fluorescent lighting. The walls and ceiling are mostly brick, and the flooring may be wooden, cement, or stone. There are large wooden doors that open to a boardwalk.
- Programming and Marketing: Fredericton Regional Tourism and NBCCD coordinate various programming, including festivals and events throughout the Historic Garrison District, to attract visitors to the shops. This includes the Garrison Night Market, which takes place on Thursdays throughout the summer and can attract an average of 6,000 – 8,000 people per week. NBCCD will maintain an information page regarding the program on its website and advertise the shop openings through its primary social media channels.
- Liability and Insurance: NBCCD is not responsible for the loss, theft, or damage of products. While efforts will be made to ensure security, tenants are responsible for maintaining their inventory records. It is the tenant's responsibility to acquire insurance to protect their merchandise and liabilities.
- Amenities: Drinking water is provided free of charge to tenants and their salespeople from the fountain in NBCCD. Washrooms for tenants and salespeople are available in the main building of NBCCD. A chair for each casemate will be provided, and the grounds around the shops will be maintained.
- Harassment Policy: Harassment of any kind towards NBCCD staff, other tenants, visitors, or salespeople is strictly prohibited. The tenant agrees to maintain a respectful and professional environment within the rented shop space and NBCCD Campus.
- Termination: NBCCD reserves the right to conclude the rental agreement immediately and without prior notice if the tenant breaches this agreement or engages in any form of harassment.

AGREEMENT TERMS

- a) Primary Craftsperson: The Primary Craftsperson signing this lease becomes the tenant of NBCCD. They may use the space solely for their own business or bring on partners at their discretion with approval from the Product Review Panel. The tenant must provide applications to bianca.mozer@gnb.ca from vendors who wish to have products sold from their leased space no later than April 24, 2025. No additional artists can begin selling in the shop without approval from the Product Review Panel. A vendor's work can only be represented in one Casemate Shop.
- b) Locally Handmade Goods: All goods sold in the shop must be handmade locally within New Brunswick.
- c) Hours of Operation: Tenants must maintain the following hours of operation:
 - o Thursday: 12 pm – 9 pm
 - o Friday: 12 pm – 6 pm
 - o Saturday: 10 am – 4 pm
 - o Sunday: 12 pm – 4 pm
- d) Salespeople: A salesperson, who has their work in the shop, must be present at all times. Each salesperson must be knowledgeable about the products they are representing (including the maker, materials used, and construction details). A list of salespeople who will be working for the season, along with their contact information, must be submitted no later than May 22, 2025.
- e) Power and Water: NBCCD will provide access to power in the assigned shop. However, there is no access to running water in the shops.
- f) Cleaning: The Vendor shall be solely responsible for ensuring that the casemate is cleaned and maintained in proper condition throughout the rental period. Cleaning must be completed by the Vendor immediately upon entering the casemate and after the conclusion of the rental period.
- g) Storage: It is strictly prohibited to store any furniture, goods, or products within the casemate once the rental period has ended. Any items remaining in the casemate beyond the rental period will be considered abandoned and may be removed or disposed of at the Vendor's expense.

For any further information or inquiries, please contact Bianca Mozer at bianca.mozer@gnb.ca