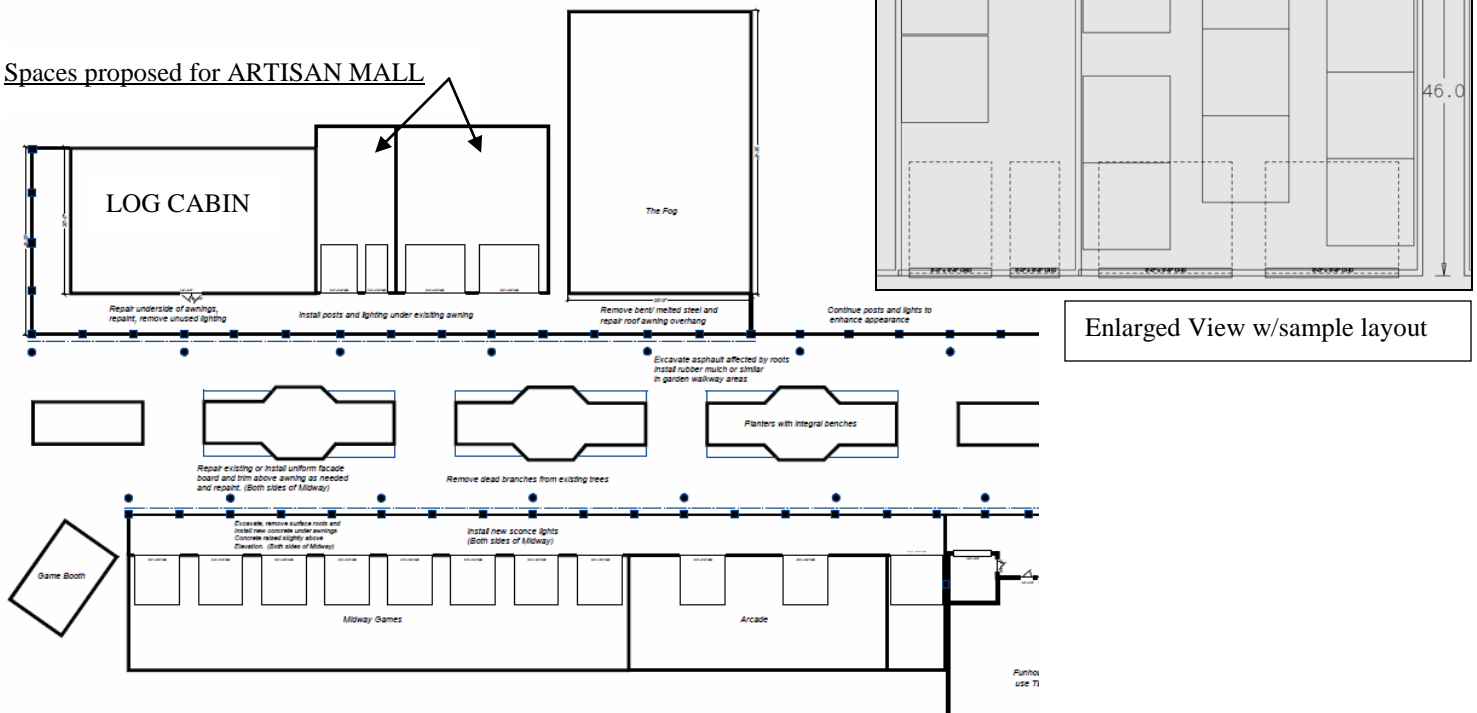




April 10, 2011

The Trustees of Conneaut Lake Park, Inc. are offering spaces to interested Artisans to develop an Artisan Mall. This space currently is in the north row of the Midway at Conneaut Lake Park. The space is comprised of the two buildings to the east of the Log Cabin. (Corner building of this row.)

Spaces proposed for ARTISAN MALL



The two spaces combined make up over 2800 square feet of space. The buildings are constructed of concrete block and have concrete floors. There is a steel girder roof structure which is visible from the inside. The larger building has two large garage doors facing the Midway and a man door at the rear of the building. The smaller building has one standard garage door opening to the Midway and then a smaller overhead door which is raised slightly from the sidewalk area. The illustrations below are only a concept as to how the space may be divided utilizing 10' x 10' and 10' x 15' spaces.

We are seeking seasonal tenants for this space. Our regular season runs from Memorial Day weekend through Labor Day weekend. We are encouraging the artists to work at this site so patrons can see firsthand demonstrations of the works being offered.

It is anticipated that the Artisan Tenants would form an association of sorts to manage and maintain the area. The space is currently being offered "as is". Conneaut Lake Park would provide the additional electrical wiring and general maintenance but the "association" would be responsible for decorating, painting, and the like.

Conneaut Lake Park

As a starting point I am imagining that the artists could bring in pop-up tents to indicate and segregate their designated area(s). The "association" would appoint among themselves a "manager". The manager's duties would include making sure the space was open when the Park is open and that in the closed hours that the building(s) were secure. The manager would also watch over an artist's space if the artist were absent for any reason. The manager's fee could be "paid" for by the members of the association dividing and providing for the manager's rent for space (and /or any other compensation that may be deemed appropriate).

Each Artist must apply through the Trustees of Conneaut Lake Park. The Trustees have the right to choose if the artist's work is appropriate for this venue.

Each artist must hold, and provide proof of such holding, a valid PA sales tax license. A copy of the license should be prominently displayed in the area. Sales tax should be collected for every applicable item sold by each artist. Each would, in turn, be responsible for his/her quarterly report to the appropriate State Agency. Sales Tax must be indicated on each sales receipt, proof of which must be present upon request.

Each Tenant shall obtain and maintain a commercial tenant's policy with \$1,000,000 liability and \$100,000 fire legal liability insurance naming the TRUSTEES as "additional insured". TRUSTEES shall receive an advance copy of the insurance policy to be reviewed by the TRUSTEES' insurance carrier.

The Tenant(s) will NOT hold CLP or any of its agents responsible for losses due to fire, vandalism, natural disasters, etc. The Park will, in turn, take regular measures (as it now does) to provide its normal security precautions.

Tenants shall not assign or subcontract their space in whole or in part without the prior written consent of the TRUSTEES.

Tenants will agree to indemnify, defend, and hold harmless the Landlord, its successors, assigns, and heirs, from and against any and all loss, damage, or liability arising out of any personal injury or damage to the Tenant, Tenant's employees, business invitees, or guests or any of the property of the foregoing, that does not arise from the gross negligence or intentional acts of the Landlord or Landlord's agents or employees. Landlord, its heirs, successors and assigns, shall not be liable for any injury or damage to any person or property caused by water, rain, snow or ice that may leak or flow from whatever source into or about the Leased Premises where the building within which the Leased Premises is located.

Tenants will agree and acknowledge that TRUSTEES have utilized, and may continue to utilize, certain trade names or fictitious names associated with Conneaut Lake Park. These names include, but are not limited to, the following: Conneaut Lake Park, The Beach Club, Dockside, Down Under, The Hotel Conneaut, Elizabeth's, Steak on the Lake, Camperland, the Blue Streak, Tumble Bug, Dodge'em, Kiddieland, Park French Fries, Park Fries, Dreamland, Dreamland Ballroom, Dreamland Pavilion, Free Act Lawn, The Boardwalk, the Spirit Lounge, Mouse the Clown, Connie Otter, and other like names associated with Conneaut Lake Park. The Tenants will acknowledge that these names and logos are the property of Conneaut Lake Park and shall be used only with express permission in writing by the TRUSTEES. Reproductions of scenes, views, and depictions of, on, or about the Park must be approved by the Trustees in writing before the works commence.

Fees for the initial offering of this space will be \$1.00 per square foot of space used by the artist per month for the regular season. Our regular season runs from Memorial Day weekend through Labor Day weekend.

Questions pertaining to this may be addressed to Jack Moyers, Chairperson, Trustees of Conneaut Lake Park, Inc. at conneautlakepark@zoominternet.net or cellular at 814-724-9058.