Trove PROPS

RENTAL AGREEMENT

Customer's ("Customer," "you," or "your") rental of any item(s) ("Items") from NLK & Then Some LLC, doing business as "TROVE LLC" (the "Company") constitutes acceptance of the below terms and conditions ("Terms and Conditions"):

Rental Term

The rental start date ("Rental Date") will be stated on the invoice ("Invoice"). All Items must be returned by the end of the business day (i.e. 3.30 P.M. PST) on the return date ("Return Date") stated on the Invoice. The period beginning on the Rental Date and continuing until the Return Date is hereafter referred to as the "Rental Period." Customer agrees to pay Trove LLC a weekly rental for each item set forth on the invoice. The weekly rental price shall be for the first week for which the item is rented. Thereafter, the weekly rental price for each subsequent consecutive week of rental shall be equal to fifty percent (50%) of the weekly rental price with the 4th week free, the 5th week full price and the 9th week at 75% off set forth on the invoice. Requests for an extended Rental Period may be made by contacting us via email at inquiry@trove-props.com prior to the original Return Date. If we confirm that the additional rental days requested are available, Customer will receive an updated Invoice and will be required to make additional payments in accordance with the terms herein.

Grace Day for Return

In addition to the Rental Period, Company allows for a one-day "grace" period after the Return Date. If an Item is returned by 3:30 P.M. on the grace day, no late fee will be charged. Items returned after the grace day will be billed at the full (non-discounted) weekly rental rate for the period during which the Item is late. Company reserves the right to consider any Items not returned within ten (10) days from the Return Date to have been purchased by the Customer, and Customer agrees to pay all costs associated with such purchase. Company's failure to exercise its rights or enforce the provisions of this section shall not constitute a waiver of such rights.

Payment

All payments must be made by Credit Card (subject to a 3.2% credit card processing fee) or via US Bank ACH and must be made immediately upon the Customer's receipt of an Invoice. Customer agrees that Company is authorized to store credit card information used for the payment of any Invoice hereunder for legitimate business purposes, including, but not limited to, charging delinquency fees. Customer agrees to complete and sign the Credit Card Authorization form which authorizes Company to store credit card information for use with future orders, such payment information will be securely stored using Stripe, Inc. All Items must be paid for in full before they are removed from Company's premises. No refunds will be issued once an Item is removed

from Company's premises. Additional Charges (as defined below) will automatically be charged to the credit card on file three (3) days after receiving an invoice. Additional Charges shall include, without limitation, late charges, cleaning fees, depreciation of an Item's value due to damage, rental downtime, charges for missing or damaged packing materials, charges for any loss or damage to an Item, and/or charges due if the Rental Period is extended in accordance with the "Rental Term" paragraph above. **Customer may dispute Additional Charges by notifying Company in writing of any disputed amounts within three (3) calendar days from Invoice date.** Failure to provide timely written notice shall constitute an irrevocable waiver of the Customer's right to dispute such charges. Unless the Customer submits a written dispute within the specified timeframe, the Customer authorizes the Company to charge the credit card on file for all amounts due in connection with the rental, including any Additional Charges. If an order is cancelled, the Customer will also be responsible for the 3.2% credit card fee applied to the full original order amount. Refunds may take 5-10 business days to appear on the Customer's credit card statement. Credit card processing fees (3.2%) are non-refundable.

Pickup / Returns

Rented Items will only be packed once full payment has been received and processed. Company can provide an estimate of when Customer's order will be ready for pick up. Order readiness will depend on how busy we are. We cannot guarantee "rush orders". Customer is responsible for picking up each rented Item from Company at the location listed on the Invoice and returning each rented Item to Company to the location listed on the Invoice. Customer shall be solely responsible for any and all risk of loss and any charges related to transporting the Item(s) once they have left Company's premises. All pickups and returns must occur during Company's loading dock hours, which are generally 9:00 A.M. – 3.30 P.M. Opening/Closing hours are subject to change. Any pickup or return outside of loading dock hours must be previously approved by Company. Company cannot guarantee availability outside our loading dock hours. Items are only considered returned once they are received, examined, and accepted for return by an employee of Company at the location listed on the Invoice.

Packing & Wrapping Requirements

Item(s) may require protective wrapping during transportation. After an order is confirmed, Company will attempt to notify Customer, at its sole discretion, if wrapping is required at any stage of transport (including pickup, during the Rental Period, or upon return). If required, Customer must wrap any unwrapped Item(s) before removing them from Company's premises.

All necessary packing materials (e.g., furniture blankets, plastic bins, cloth bags) provided by Company at pickup and must be returned with the rented Item(s).

Unreturned materials may incur the following charges: $40 per Blanket, Plastic Bin, $75 per Large Art Sleeves and $35 per Small Art Sleeve and $8 per Book Sleeve.

Company may update these fees at its sole discretion with written notice prior to the Rental Period.

Cleared Items

All Items to be rented under this Agreement must have the proper clearance for use in the manner intended by the Customer. Such clearance must be granted by the artist, creator, or other applicable rights holder. An Item shall be considered "cleared" under this Agreement only if the word "Cleared" appears in the Item's description on the Company's website. Unless expressly marked as "cleared", or unless Company otherwise confirms clearance in writing, no such clearance shall be deemed to have been granted. These items have been cleared in terms of a release to the best of Company's knowledge. The Customer agrees that Company has no legal responsibility regarding any copyright violations and that Company shall not be liable for any violation of copyright.

Customer understands and acknowledges that it is solely the Customer's responsibility to obtain any and all necessary rights, licenses, and clearances—including but not limited to those related to copyright, trademark, and rights of publicity—for any Item not expressly designated as "cleared" as described above. Customer shall be solely responsible for any and all costs, fees, and liabilities associated with obtaining such rights.

Except with respect to Items explicitly marked "cleared," the Company does not grant and shall not be deemed to grant any license, clearance, or other right to Customer under copyright, trademark, or any other intellectual property regime.

Customer agrees to defend, indemnify, and hold Company harmless from and against any and all claims, liabilities, damages, losses, or expenses (including reasonable legal fees) arising out of or related to Customer's use of any Item without the necessary clearances or in violation of any third-party rights.

Condition / Limited Liability

ALL ITEM(S) ARE RENTED "AS IS" AND SOLELY FOR USE AS DECORATIVE PROPS. AND COMPANY DOES NOT MAKE ANY REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY WITH RESPECT TO FITNESS FOR CUSTOMER'S PARTICULAR USE. ALL SUCH REPRESENTATIONS AND WARRANTIES ARE EXPRESSLY DISCLAIMED. Customer is responsible for notifying Company of any issues with, or damage to, the Item(s) that Customer becomes aware of at any time during the Rental Period. Customer can make an appointment to view Item(s) in-person prior to rental, subject to Item availability, for the purpose of ascertaining the condition of the Item(s). In the event that an Item is damaged after Company's confirmation of a Customer's rental order but prior to the Rental Date, Company will use reasonable efforts to replace the Item prior to the Rental Date. In the event that Company cannot replace the Item, Company will provide

Customer with a refund for all payments made (if any) in connection with the rental of that Item.

COMPANY WILL NOT BE LIABLE FOR ANY LOSS OF PROFITS OR FOR ANY CONSEQUENTIAL, PUNITIVE, SPECIAL, OR OTHER INDIRECT DAMAGES UNDER ANY LEGAL THEORY. IN ANY EVENT, COMPANY'S LIABILITY WITH REGARD TO ANY ITEM(S) WILL NOT EXCEED THE FEES RECEIVED BY US FROM YOU IN CONNECTION WITH THE PARTICULAR ITEM(S).

Item Representation and Condition Disclaimer

Photographs of Items displayed on the Company's website, marketing materials, or shared directly with Customer are intended to represent the general appearance and characteristics of the Item(s) but may not reflect the Item's current condition at the time of rental. Due to regular use and handling, minor changes such as wear, fading, patina, or other cosmetic variations may occur over time. Company makes reasonable efforts to ensure all photos are accurate and up-to-date, but does not warrant that any images or descriptions perfectly match the Item's current condition. If Customer requires an up-to-date visual reference, it is their responsibility to request current photographs or schedule an in-person viewing appointment prior to the Rental Date. By confirming the rental, Customer acknowledges and accepts the possibility of reasonable variations in the condition or appearance of Items.

Maintenance Records and Inspection Rights

Customer agrees to use, transport, store, and maintain the rented Items in a careful and proper manner. If any maintenance, cleaning, or repair work is performed by or on behalf of the Customer during the Rental Period, Customer shall maintain accurate and complete records of such actions. Company shall have the right to inspect such records at any time upon reasonable request.

Duty to Inspect/Modifications

Customer shall examine and inspect any Item rented hereunder to determine that the Item is safe and in good working order. Such examination and inspection shall occur at the time of Customer's receipt of the Item or as soon as is practicable thereafter, but in any event before Customer's (or Customer's agent's or representative's) first use of the Item. Customer's use of any Item shall constitute an acknowledgement by Customer that such Item is in good working order and safe, and Customer assumes all risk of liability resulting from any malfunctioning or otherwise unsafe Item. In the event Customer causes any modification of any Item in any manner whatsoever, Customer shall be responsible for all liability which may arise in connection with such modification. Customer shall not modify any Item without Company's prior written consent, and Customer shall restore any modified Item to its original condition prior to its return. Customer shall be responsible for the cost, as determined solely by Company, to repair or replace any modified Item to its original condition.

No Warranties

Customer acknowledges that the Items are rented without warranty or guarantee, except as required by applicable law. Customer hereby acknowledges that the Items are rented "as is" and "with all faults." Company makes no warranty, and specifically disclaims any express or implied warranty whatsoever, with respect to the Items regarding title, condition, design, operation, merchantability, freedom from claims of infringement or the like, fitness for use for a particular purpose, quality of materials or workmanship, or absence of discoverable or non-discoverable defects.

All rights of every kind in and to all photographs, film and recordings made by Customer shall be and remain vested in Customer, its licensees, successors and assigns, including, without limitation, the right to use and reuse all such photographs, film and recordings ("Recordings") in all manner and media now known or hereafter devised, in perpetuity, throughout the universe, and in connection with advertisements, promotions, publicity, clips, etc., related to the photographs, film and recordings made by Customer.

Breach/Waiver

Upon Customer's breach of this Agreement, including non-payment, Company shall have the right, at its option, to terminate this Agreement and cease performance. The continuation of Company's performance hereunder after a breach shall not constitute a waiver or operate as any form of estoppel with respect to Company's later assertion of its right to cease such performance at any time so long as any breach has not been cured.

The occurrence of any of the following events shall constitute a default under this Agreement ("Event of Default"):
(i) Failure to pay any amount when due;
(ii) Customer's failure to observe or perform any other term or condition of this Agreement;
(iii) A writ or legal process being levied against any rented Item;
(iv) The institution of bankruptcy, receivership, or insolvency proceedings by or against Customer.

Upon an Event of Default, Company shall have the right to terminate this Agreement and immediately retake possession of the rented Items, with the right to enter wheresoever they are located and recover items without court order or legal process. Company's continuation of performance after a default shall not be deemed a waiver of its rights.

Lost / Damaged Items / Risk of Loss

(1) Customer must return each rented Item in the same condition as received and assumes full responsibility for any loss, soiling, or damage, including damage in transit, existing repairs, or damage caused by Customer or Customer's representatives. This responsibility also extends to any packing materials provided by Company (such as carts, dollies, blankets, bins, art/book sleeves) and to any damage caused to Company's premises (including loading dock, elevators and other items). (2) Upon return, Company will inspect the items and packing materials and assess any applicable cleaning, repair, or replacement fees. Company will notify Customer of such fees within fourteen (14) business days following the Return Date, which period may be extended at Company's sole discretion. All fees are non-negotiable and must be paid in accordance with these Terms. (3) Rental fees will continue to accrue without proration or abatement during any period when Items are being repaired or replaced. In addition to repair or replacement costs, Customer shall compensate Company for loss of use during downtime, calculated based on the applicable weekly rental fees stated in the Invoice. (4) Company may provide a Replacement Value Schedule for specific Items, which shall be incorporated into the Agreement. If no such schedule exists, replacement costs will be determined at Company's sole discretion. (5) Any discretionary discounts or cash payment offers related to repair or replacement costs require immediate payment and will be void if Customer files an insurance claim for the loss or damage.

Usage

Rented Items may only be used for the sole purpose of the project type identified on the Invoice. All rented Item(s) (including the package material provided by Company, if any) shall remain in the custody of and control of the Customer from the time the Item(s) is/are released, during the Rental Period, and until the Item(s) is/are returned to and accepted by Company.

Cancellations

Rentals may be cancelled at any time prior to the Rental Date; cancellations of confirmed and packed orders may be subject to a minimum cancellation fee equal to twenty-five percent (25%) of the total rental fee. Payment is non-refundable once Company releases Items to the custody of the Customer, their agents, or employees. Company may agree to waive the cancellation fee in its sole discretion. In the event the Company does not receive prior written notice of a change to the Customer's scheduled pick-up date, any Items remaining on the Company's dock for more than twenty-four (24) hours beyond the scheduled pick-up time shall be deemed abandoned and may, at the Company's sole discretion, be returned to inventory and made available for rental to other customers. In such cases, the Customer shall remain liable for a minimum of twenty-five percent 25% and up to one hundred percent (100%) of the original rental amount, which shall become immediately due and payable.

Insurance Requirements

At Company's request at or before the time of rental, Customer shall execute any insurance-related documents required by Company and provide Company with copies of such documents and endorsements. Prior to the release of any Items, Customer shall provide to Company certificates of insurance evidencing compliance with the insurance requirements described below.

Customer shall maintain, at its own expense, the following insurance coverage throughout the rental period:
General Liability – Occurrence Form. Minimum Acceptable Limits:

• Per Occurrence:	$1,000,000.00	• General Aggregate	$2,000,000.00
• Fire Legal Liability	$100,000.00	• Medical Payments	$5,000.00

Third Party Property Damage: Minimum Acceptable Limit: Each Occurrence: $1,000,000. Many General Liability Policies exclude coverage for damage to property/locations in the care, custody, or control of the named insured. If coverage is included in the General Liability policy, you must reference that fact on the Certificate of Insurance to waive this requirement.

Automobile: Minimum Acceptable Limit: Liability CSL $1,000,000 Coverage for Hired and Non-Owned Automobiles

Inland Marine/Producer's Package: Minimum Acceptable Limits: Props, Sets, Wardrobe $100,000. Lower limits can be accommodated if the total value of all Props, Sets, and Wardrobe to be used on the project is less than $100,000. The limit, however, must be greater than the total value of Props, Sets, and Wardrobe on the overall Production, not max per vendor. Coverage must be on a replacement cost basis, including coverage while in transit and at any/unnamed locations. There must be no warranties or exclusions related to locked or unattended vehicles and the certificate must state this.

Workers Compensation: Workers Compensation Insurance covering all individuals working on the project for which the props are rented.

Under Description of Operations: Insert the following statement "Certificate Holder is included as additional insured for General Liability and Auto Liability and as Loss Payee for Props, Sets, Wardrobe rented/leased by named insured. Props, Sets, Wardrobe coverage is written on a replacement cost basis including coverage while in transit and at any/unnamed locations. There are no warranties or exclusions in the policies related to locked or unattended vehicles

All insurance maintained by Customer pursuant to this Section shall be primary and non-contributory with respect to any insurance maintained by Company. Company shall be listed as certificate holder on all required insurance policies. Customer agrees

to hold Company harmless from, and bear all expenses associated with, any deductible amounts and self-insured retentions provided under any required insurance policy. Customer's failure to obtain or maintain the insurance described herein, or to provide satisfactory proof of insurance as required by Company, shall entitle Company (but shall not obligate it) to procure such insurance at Customer's sole cost, which Customer shall promptly reimburse upon demand. A lapse or cancellation of any required insurance shall constitute an immediate and automatic breach of this Agreement. Customer or its insurer shall provide Company with written notice prior to the effective date of any cancellation or material change to any policy required under this Section.

Additional Rental Terms/Indemnification

Company shall have no responsibility or liability to Customer resulting from damage to Customer's property or person as a result of or in connection with any rented Item during Customer or Customer's affiliate pickup and return of an Item, and Customer shall indemnify and hold Company harmless from any loss, damage, liability or expense associated with such damage, including attorney's fees and costs. Customer shall indemnify and hold Company harmless from, and reimburse Company promptly for, any and all costs associated with suits, claims, liabilities, losses, demands and expenses, including attorney's fees, incurred by Company as a result of or arising out of the rental of any Item(s), including such costs resulting, directly or indirectly, from any failure by Customer to obtain license "clearances" for the Item(s) as described herein. Company's liability to the Customer under this agreement, if any, shall be limited to the amount of rental payments received by Company in connection with the rental of each affected Item rented by Customer. These Terms and Conditions, together with the Invoice, sets forth the complete agreement between Customer and Company with respect to the subject matter hereof, and there are no other agreements, written or oral, in effect with regards to this subject matter. Nothing contained herein may be changed without the written consent of Company. This agreement is subject to the laws of the state of California without regard to conflicts of law principles. THE CUSTOMER ACKNOWLEDGES AND CONSENTS TO THE PERSONAL JURISDICTION OF THE FEDERAL AND STATE COURTS LOCATED IN LOS ANGELES, CALIFORNIA AND AGREES THAT SUCH COURTS SHALL HAVE EXCLUSIVE JURISDICTION FOR PURPOSES OF ANY PROCEEDING IN CONNECTION WITH OR FOR THE ENFORCEMENT OF ANY REMEDY IN CONNECTION WITH THESE TERMS AND CONDITIONS.

Premises Liability

Customer acknowledges and agrees that Company shall have no responsibility or liability for any injury, accident, loss, or damage sustained by Customer, Customer's agents, employees, invitees, or any third party while on Company's premises, including but not limited to the building, freight areas, and loading dock. Customer assumes all risk of entering and using Company's premises and agrees to indemnify and hold Company harmless from any claims arising out of such injuries or accidents.

Dispute Resolution.

Any controversy or claim arising out of or related to this Agreement, or a breach thereof, shall be settled by binding arbitration in Los Angeles, California by the Judicial Arbitration and Mediation Service ("JAMS"). This arbitration shall be conducted by a single arbitrator under the JAMS Streamlined Arbitration Rules. The decision and award of the arbitrator will be final and binding and any award may be entered in any court having jurisdiction. The prevailing party in any such arbitration shall be entitled to an award of its reasonable attorneys' fees and costs in addition to any other relief granted.

No Assignment. Customer may not assign any rights or delegate any duties under this Agreement without Company's express written consent.

Governing Law. This Agreement shall be construed under and in accordance with the laws of the State of California.

Entire Agreement.
This Agreement supersedes all prior agreements, understandings, and communications between the parties, whether written or oral, express or implied, relating to the subject matter of this Agreement and is intended as a complete and final expression of the terms of the agreement between the Parties. To the extent this Agreement conflicts with any other agreements between the parties, this Agreement shall control, except as specifically noted herein.

THE PARTIES HEREBY ACKNOWLEDGE AND AGREE TO THE TERMS AND CONDITIONS SET FORTH ABOVE.

CUSTOMER:

Print Name: _____

Signature: _____

Date: _____

NLK & THEN SOME LLC, DBA TROVE LLC:

Print Name: _____

Signature: _____

Title: _____

Date: _____