



SHOP OWNER

LICENSE AGREEMENT

NRH Hive Collective

CURATED. LOCAL. INDEPENDENT.

A curated collective community in North Richland Hills, Texas

7800 Blvd 26, North Richland Hills, TX 76180

CURATED. LOCAL. INDEPENDENT.



Shop Owner Quick Reference

This page is a summary for convenience only. The full terms below control if there is any conflict.

Rent Due	1st of each month (late fee \$25 after day 10). 3% fee on card payments; cash and checks are also accepted.
Commission	10% of gross sales
Payout	Monthly by the 15th; ACH direct deposit as available.
Sales Tax	Collected and remitted by NRH Hive
Term	12 months (shorter term only with management approval, at a premium rent set by management); renews automatically unless either party gives notice by email at least 30 days before the end of the term; rent increases 5% per year.
Move-out Notice	Email to management at least 30 days before the end of your current term; you remain responsible through the end of the term
Social Posts	Encouraged but not required; NRH Hive handles store marketing and social media
Displays & Extensions	Displays may be no more than 5 feet tall. Enclosed build-outs must be 50% see-through. Build-outs may extend no more than 2 feet from the wall and may be no more than 2 inches wide if attached to a shared wall.
Contact	7800 Blvd 26, North Richland Hills, TX 76180 817-479-3251



Shop Owner NRH Hive Agreement

Shop Owner License Agreement

This Shop Owner License Agreement ("Agreement") is entered into as of _____ (the "Effective Date"), by and between NRH Hive Collective, located at 7800 Blvd 26, North Richland Hills, TX 76180 ("NRH Hive," "we," or "us"), and _____ ("Shop Owner," "you," or "your"). NRH Hive and Shop Owner are each a "Party" and together the "Parties." The Parties agree as follows:

1. Licensed Space and Services

1.1 Space. NRH Hive grants the shop owner a nonexclusive license to occupy and use the space designated as Space(s) No. _____ (the "Space") within NRH Hive's premises for the display and sale of approved merchandise. This Agreement creates a license, not a tenancy or leasehold estate.

1.2 Services Provided by NRH Hive. NRH Hive will:

- Operate the point-of-sale (POS) system so Shop Owner need not be present to make sales;
- Provide and print barcode labels for Shop Owner merchandise;
- Collect and remit all applicable sales tax on Shop Owner sales;
- Cover utilities, premises insurance, and general operational costs;
- Hire, train, and manage in-store staff;
- Execute ongoing marketing campaigns and host in-store events; and
- Provide Shop Owner with portal access for real-time sales tracking and promotions.

1.3 Shop Owner Portal. NRH Hive will provide Shop Owner with credentials to a shop owner portal for real-time visibility into sales and inventory. Shop Owner is responsible for keeping credentials confidential.

2. Merchandise

2.1 Permitted Merchandise. Shop Owner may sell new, elevated merchandise and curated genuine antiques in the following categories: gifts; home décor; clothing, accessories, and shoes; furniture; candles, fragrances, and soaps; children's items; pet products; handmade and curated goods; outdoor décor; and packaged foods that do not require refrigeration. Antique-style or reproduction items must not be represented as genuine antiques.

2.2 Prohibited Merchandise. Shop Owner may not sell or display: used items (other than curated genuine antiques permitted under Section 2.1); counterfeit goods or unauthorized replicas of branded products; mattresses; electronics; weapons; explicit or inappropriate material; or items promoting violence.

2.3 Curation Rights. NRH Hive reserves the right, in its sole discretion, to decline or require removal of any merchandise that does not meet its curation, quality, or brand standards.

2.4 Product Liability. Shop Owner represents and warrants that all merchandise is lawfully sourced, not counterfeit, complies with all applicable product safety and labeling laws, and does not infringe the intellectual property rights of any third party.

2.5 Food Items. All food items must be commercially sealed or securely packaged, labeled as required by applicable law (including any cottage food labeling requirements), and marked with a sell-by or best-by date where applicable. Shop Owner is responsible for rotating its food items and promptly removing any item that is expired, spoiled, damaged, or recalled. NRH Hive staff may remove and discard any food item that appears expired, spoiled, or unsafe, without liability to Shop Owner, and will notify Shop Owner when they do so. Refrigerators, freezers, and warming equipment are not permitted in the Space without the prior written approval of NRH Hive management.

3. Move-In and Space Standards

3.1 Build-Out and Displays. NRH Hive management approves build-outs and displays that meet the limits in this Section 3.1; no separate approval is needed. Painting and any other alteration of the Space require written approval from NRH Hive management in advance. Displays may be no more than five (5) feet tall and may extend no more than two (2) feet from the wall. Build-outs attached to a shared wall may be no more than two (2)



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inches wide, and enclosed build-outs must be at least fifty percent (50%) see-through. All merchandise and build-outs must stay within the Space's marked boundaries, and NRH Hive staff may move items back at any time. Trim may not be painted, and no flooring may be added. Unauthorized changes may result in repair or restoration fees.

3.2 Display Standards. Shop Owner will keep cohesive, elevated, styled displays with branded signage. Pegboards, metal grids, folding tables, and cardboard or plastic bins are not permitted.

3.3 Electrical. Each Space is limited to one (1) electrical outlet and one (1) power strip on a shared outlet.

3.4 Returns. All sales are final. Shop Owner may not accept returns through the NRH Hive POS.

3.5 Access. Shop Owner may access the Space only during store hours and may not enter or remain in the premises when the store is closed.

3.6 Photography. Shop Owner may photograph and video record only its own Space and merchandise. Photography or recording of other shop owners' spaces, customers, or NRH Hive staff without consent is prohibited.

3.7 Safety. Displays, shelving, and fixtures must be stable and secure. NRH Hive may require Shop Owner to correct or remove any display it considers unsafe. Shop Owner must email NRH Hive management the same day any injury, damage, or incident occurs at the premises.

3.8 Orientation. Shop Owner and each co-shop owner will complete NRH Hive's vendor orientation within ten (10) days after move-in. Orientation is complete once the orientation videos have been watched.

4. Marketing and Publicity

4.1 NRH Hive Marketing. NRH Hive will execute ongoing marketing at its discretion, including events at the store, social media campaigns, and digital promotion.

4.2 Shop Owner Marketing. Shop Owner is encouraged, but not required, to promote Shop Owner's products at NRH Hive. Shop Owners who choose to post on social media are encouraged to tag and credit NRH Hive.

4.3 Media Release. Shop Owner grants NRH Hive a royalty free, nonexclusive, worldwide license to use Shop Owner's brand name, logos, images, video, products, and displays in NRH Hive's marketing and promotional materials. This license survives termination for archival and historical marketing use.

5. Inventory Management

5.1 Risk of Loss. NRH Hive is not responsible for lost, stolen, damaged, or missing merchandise. Title and risk of loss stay with Shop Owner until an item is sold, and Shop Owner is responsible for insuring its own inventory.

5.2 Labeling. Shop Owner will ensure all merchandise is properly tagged with NRH Hive-issued barcode labels prior to display. Untagged merchandise will not be sold.

6. Rent, Commission, and Payments

6.1 Rent. Shop Owner will pay monthly rent in the amount of \$_____ for the Space. Rent is due on the first (1st) day of each calendar month. Any approved shorter term and premium rate will be shown on the signature page.

6.2 Commission. NRH Hive will retain a commission equal to ten percent (10%) of Shop Owner's gross sales through the POS.

6.3 Shared Spaces. If Shop Owner shares the Space with one or more additional shop owners as indicated on the signature page, rent will be allocated among the co-shop owners as noted on the signature page, and an additional fee of ten dollars (\$10) per month per additional Shop Owner applies. Each co-shop owner is jointly and severally liable for amounts owed under this Agreement with respect to the shared Space.

6.4 Payouts and Statements. Payouts equal gross sales less commission, rent, and any other amounts owed to NRH Hive (including damage or restoration fees) and are issued monthly by the fifteenth (15th) day of the following month by ACH direct deposit, or by check in store if ACH cannot be processed. Payouts are held until Shop Owner provides an IRS Form W-9 and ACH authorization. Monthly statements are provided through Syncrostore, NRH Hive's POS and statement provider, and Shop Owner will resolve any sales or statement



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questions directly with Syncrostore. Amounts not questioned within thirty (30) days after the statement is available are final.

6.5 Late Fee. If rent is not received by the tenth (10th) day of the month, a late fee of twenty-five dollars (\$25) will be added to Shop Owner's balance. Continued non-payment is governed by Section 6.8.

6.6 Security Deposit. Shop Owner will pay a refundable security deposit equal to one-half (1/2) of one month's rent upon execution of this Agreement, held by NRH Hive and refundable subject to Section 9.

6.7 Sales Tax. NRH Hive will collect and remit all applicable state and local sales tax on Shop Owner sales made through the POS.

6.8 Default. A Shop Owner account with an outstanding balance exceeding three hundred dollars (\$300) is in default. If two (2) payment attempts fail, NRH Hive will give Shop Owner written notice of the default. If Shop Owner does not pay the balance within ten (10) days after that notice, Shop Owner's merchandise remaining on the premises may, at NRH Hive's option, become the property of NRH Hive and be sold, donated, or otherwise disposed of, with any proceeds applied to Shop Owner's outstanding balance.

6.9 Financial Responsibility. Shop Owner is financially responsible for the full rent for the entire initial term and for each renewal term, at the rate in effect for that term. If NRH Hive licenses the Space to a replacement shop owner for any part of a term Shop Owner is responsible for, NRH Hive will credit Shop Owner balance with the rent received for that period.

6.10 Balance Due. If rent, commission, and other amounts owed by Shop Owner for a month exceed Shop Owner's gross sales for that month, NRH Hive will notify Shop Owner of the balance with the monthly statement, and Shop Owner must pay the balance within ten (10) days. Shop Owner may pay by ACH, check, or cash. Payments made by card will include a processing fee of three percent (3%) of the amount paid. Unpaid balances are subject to Sections 6.5 and 6.8.

6.11 Payment Authorization. Shop Owner will provide, at signing, the authorization in Exhibit A for NRH Hive to charge Shop Owner's designated bank account or card on file for rent and balances due under this Agreement. Card charges are subject to the fee in Section 6.10.

7. Professional Conduct

7.1 Standards. Shop Owner will maintain professional conduct in all interactions with NRH Hive staff, customers, and other shop owners.

7.2 Non-Disparagement. Shop Owner will not make any public statement (including on social media) that disparages or could reasonably be expected to harm the reputation or brand of NRH Hive. Nothing in this section restricts Shop Owner from making truthful statements required by law or in response to a governmental inquiry.

7.3 Non-Solicitation. During the term of this Agreement, Shop Owner will not solicit NRH Hive staff or other shop owners to leave NRH Hive, or use NRH Hive's premises, signage, or events to direct customers to any other multi-vendor marketplace, maker's market, or consignment boutique. This section does not limit Shop Owner's participation in other marketplaces, antique malls, or stores, or its sales through its own storefront, website, craft fairs, pop up events, or third party online marketplaces (such as Etsy, Amazon, or Shopify).

8. Term, Renewal, and Termination

8.1 Term. The initial term is twelve (12) months beginning on the Start Date on the signature page (or, if none, the Effective Date), unless NRH Hive management approves a shorter term and premium rate on the signature page.

8.2 Renewal and Non-Renewal. This Agreement will renew automatically for successive terms equal in length to the initial term unless either Party gives notice of non-renewal by email (for Shop Owner, to NRH Hive management) at least thirty (30) days before the end of the then-current term, in which case this Agreement ends at the close of that term. Shop Owner is committed to the full current term. A notice given at any point during a term does not shorten that term, and a notice given fewer than thirty (30) days before the end of a term takes effect at the close of the following term. All obligations continue through the effective end date. Monthly rent will increase by five percent (5%) every twelve (12) months. NRH Hive is not required to send Shop Owner a reminder of the non-renewal deadline, and Shop Owner is responsible for tracking it.



8.3 Termination for Cause. NRH Hive may terminate this Agreement immediately upon written notice if Shop Owner (a) is in default under Section 6.8, (b) materially breaches this Agreement and fails to cure within ten (10) days of written notice, (c) sells prohibited merchandise, or (d) engages in conduct that harms NRH Hive's brand, customers, or staff.

9. Move-Out and Deposit Refund

9.1 Conditions for Refund. To receive a refund of the security deposit, Shop Owner must: (a) give timely notice of non-renewal under Section 8.2; (b) fully clear the Space of all merchandise, displays, and personal property; (c) leave the Space in move in ready condition; and (d) settle all outstanding amounts owed to NRH Hive.

9.2 Damage Fees. Damage fees range from fifty dollars (\$50) to five hundred dollars (\$500) depending on severity, and will be deducted from the security deposit and/or invoiced to Shop Owner.

9.3 Abandoned Property. Any merchandise or personal property left in the Space after the move-out date will be deemed abandoned and may, at NRH Hive's option, become the property of NRH Hive and be sold, donated, or otherwise disposed of without further notice or liability to Shop Owner.

9.4 Refund Timing. Provided all conditions in Section 9.1 are met, NRH Hive will refund the security deposit, less any lawful deductions, within thirty (30) days after the move-out date.

10. Indemnification

Shop Owner will indemnify, defend, and hold harmless NRH Hive and its owners, officers, employees, and agents from and against any and all claims, damages, liabilities, losses, and expenses (including reasonable attorneys' fees) arising out of or relating to (a) the merchandise Shop Owner sells or displays, including product-liability, safety, and intellectual property claims; (b) Shop Owner's acts or omissions at the premises; or (c) Shop Owner's breach of this Agreement.

11. Limitation of Liability

To the fullest extent permitted by law, NRH Hive's aggregate liability to Shop Owner under this Agreement will not exceed the total amount of rent and commission paid by Shop Owner to NRH Hive in the three (3) months preceding the event giving rise to the claim. Neither Party will be liable for indirect, incidental, consequential, special, or punitive damages.

12. Insurance

Shop Owner may, but is not required to, maintain general liability and inventory insurance at Shop Owner's sole expense. NRH Hive's premises insurance does not cover Shop Owner's merchandise or Shop Owner's liability to others. If Shop Owner elects not to carry insurance, Shop Owner accepts the risk of loss to its merchandise and remains responsible under Section 10. Shop Owner will indicate its election on the signature page.

13. General Provisions

13.1 Independent Contractor. The Parties are independent contractors. Nothing in this Agreement creates a partnership, joint venture, employment, or agency relationship.

13.2 Governing Law; Venue. This Agreement is governed by the laws of the State of Texas, without regard to its conflict of laws principles. Venue for any dispute lies exclusively in the state or federal courts located in Tarrant County, Texas.

13.3 Entire Agreement. This Agreement is the complete and exclusive statement of the Parties' agreement on this subject and supersedes all prior or contemporaneous communications.

13.4 Amendment; Shop Owner Policies. Any amendment to this Agreement must be in writing and signed by both Parties. Shop Owner will follow the Shop Owner Handbook, available from NRH Hive management ("Shop Owner Policies"). NRH Hive may update the Shop Owner Policies on at least fourteen (14) days' notice by email, but Shop Owner Policies may not add fees or change any monetary term of this Agreement.

13.5 Assignment. Shop Owner may not assign this Agreement or sublicense the Space without NRH Hive's prior written consent.



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13.6 Notices. Notices under this Agreement must be in writing and may be delivered by email to the addresses on the signature page. Notice is effective when sent, unless the sender receives a delivery failure message.

13.7 Severability. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect.

13.8 Force Majeure. If NRH Hive is unable to operate the premises for seven (7) or more consecutive days due to fire, flood, natural disaster, government order, utility failure, or other cause beyond NRH Hive's reasonable control, rent will be prorated on a daily basis for each day of closure. If the closure extends beyond sixty (60) consecutive days, either Party may terminate this Agreement upon written notice, and NRH Hive will refund any prepaid rent for days after the closure began, subject to Section 9.

13.9 Dispute Resolution. Before filing any lawsuit, the Parties agree to (a) meet and confer in good faith to resolve the dispute informally within thirty (30) days of written notice, and (b) if unresolved, participate in nonbinding mediation with a mutually agreed mediator in Tarrant County, Texas, with fees split equally. This section does not prevent either Party from seeking emergency injunctive relief.

13.10 Survival. Sections 4.3, 5.1, 6.4, 6.8, 6.9, 6.10, 7.2, 7.3, 9, 10, 11, and 13 survive termination of this Agreement.



Signature Page — Make It Official

NRH Hive Collective — Welcome to the Hive

This Agreement is made on _____ (Date), by and between:

NRH Hive Collective

Please fill out the following:

Printed Name	_____
Title	_____
Email	_____

Shop Owner

Please fill out the following:

Printed Name	_____
Company Name	_____
Address	_____
Email	_____
Phone Number	_____
Start Date	_____
Space Number(s)	_____
Monthly Rent	\$ _____
Security Deposit (one-half of one month's rent)	\$ _____
Shared Space	☐ No ☐ Yes (\$10/month fee per additional shop owner, Section 6.3)
Term	☐ 12 Months ☐ Approved shorter term: _____ months; Management initials _____
Shared Shop Owner Name(s)	_____
Shared Space Number	_____
Rent Split	\$ _____

Space, Insurance, and Initials

Space Size (sq. ft.)	_____
Insurance Election (initial one)	☐ I carry insurance (certificate attached) ☐ I decline insurance and accept the risk
Shop Owner Initials	☐ 8.2 Automatic Renewal ☐ 6.9 Financial Responsibility ☐ 6.10 Balance Due and 3% Card Fee

Co-Shop Owner(s)

Complete one block for each co-shop owner. Attach additional copies of this page if needed.

Printed Name	_____
Company Name	_____



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Email	_____
Phone Number	_____
Signature	_____
Date	_____

Signatures

By signing this agreement, the shop owner agrees to all terms in this document.

_____	_____
Shop Owner Name	Manager Name
_____	_____
Date Signed	Date Signed



Exhibit A — Payment Authorization and ACH Form

NRH Hive Collective | 7800 Blvd 26, North Richland Hills, TX 76180

This form is provided under Sections 6.4 and 6.11 of the Agreement and must be delivered at signing. If this form conflicts with the Agreement, the Agreement controls.

Please complete A.1, A.2, A.3, and A.5, attach a voided check or bank letter for each bank account listed, and return this form with your completed IRS Form W-9. Payouts will be held until both are received (Section 6.4).

A.1 Shop Owner Information

Shop Owner Name (Legal)	_____
Business Name / DBA	_____
Space Number(s)	_____
Agreement Effective Date	_____
Mailing Address	_____
Phone	_____
Email	_____

A.2 Payout Account (Section 6.4)

NRH Hive issues monthly payouts by the fifteenth (15th) day of the following month. Payouts equal gross sales less commission, rent, and any other amounts owed to NRH Hive, including damage or restoration fees. Payouts are sent by ACH direct deposit, as available, to the account below.

Name(s) on Account	_____
Bank Name	_____
Routing Number (9 digits)	_____
Account Number	_____
Account Type	☐ Checking ☐ Savings
Account Ownership	☐ Personal ☐ Business

ACH Credit Authorization. I authorize NRH Hive Collective to deposit my payouts under the Agreement into the account above by ACH credit entry and, if an entry is made in error, to initiate a debit entry to that account to correct the error, limited to the amount of the erroneous credit. If an ACH payment cannot be processed, NRH Hive will print a check for pickup in store.

A.3 Charge Authorization (Section 6.11)

Select the account NRH Hive will charge for rent and balances due under the Agreement. Check one:

- ☐ Charge the same bank account listed in A.2 (ACH debit).
- ☐ Charge a different bank account (ACH debit) — complete the table below.
- ☐ Charge a card on file. Card payments include a processing fee of three percent (3%) of the amount paid (Section 6.10). Card details will be entered directly into NRH Hive's secure payment system. Do not write a full card number on this form.

Name(s) on Account	_____
Bank Name	_____
Routing Number (9 digits)	_____



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Account Number	_____
Account Type	☐ Checking ☐ Savings
Card Type / Last 4 (if card)	_____

Amounts Authorized. I authorize NRH Hive Collective to charge the account or card selected above for the following amounts, as they come due under the Agreement:

- monthly rent, due on the first (1st) day of each calendar month (Section 6.1), including any shared-space fee allocated to me (Section 6.3);
- any balance shown on my monthly statement that is not covered by my gross sales, payable within ten (10) days (Section 6.10);
- late fees of twenty-five dollars (\$25) for rent not received by the tenth (10th) day of the month (Section 6.5); and
- any other amounts owed to NRH Hive under the Agreement, including damage or restoration fees.

A.4 Terms of Authorization

- Duration and changes. These authorizations remain in effect until NRH Hive receives written notice from me revoking or changing them, in time to give NRH Hive a reasonable opportunity to act, and in any case at least ten (10) days before the next payout or charge date. To change an account, I will submit a new form.
- Replacement required. Because Section 6.11 requires a payment authorization on file, if I revoke the A.3 authorization I will provide a replacement authorization at the same time. Revoking an authorization does not reduce any amount I owe under the Agreement.
- Failed payments. If a charge is declined or returned, the amount remains owed and is subject to Sections 6.5 and 6.8 of the Agreement. NRH Hive may re-attempt the charge.
- Authority. I confirm that I am an authorized signer on each account listed on this form, and I agree that ACH entries to and from those accounts are governed by applicable U.S. law and the Nacha Operating Rules.
- Co-shop owners. If the Space is shared, each co-shop owner must complete and sign a separate copy of this Exhibit for their allocated share of rent and fees (Section 6.3).

A.5 Signature

By signing below, I authorize the ACH credits described in A.2 and the charges described in A.3, and I agree to the terms in A.4. NRH Hive will give me a copy of this signed form.

Shop Owner Signature	_____
Printed Name	_____
Title (if signing for a business)	_____
Date	_____

A.6 Office Use Only

Received By / Date	_____
IRS Form W-9 Received	☐ Yes ☐ No
Voided Check Received	☐ Yes ☐ No
Payout Account Verified	☐ Yes ☐ No
Payment Method Entered	☐ Yes ☐ No
Card on File (3% fee applies)	☐ Yes ☐ No