

 < INTERIOR MARKETING GROUP

LUXURY MODEL STAGING & FURNITURE RENTAL SERVICES AGREEMENT

This Luxury Model Staging & Furniture Rental Services Agreement (this "**Agreement**") is made as of May 30th, 2017 (the "**Effective Date**") by and between [REDACTED] IDO LLC, located at 132 Remsen Street, Brooklyn, NY 11201 ("**Client**") and Interior Marketing Group, Inc. a New York Corporation ("**Stager**") with respect to the property located at 22 Bond Street, Unit 5C, New York, NY 10012 (the "**Property**"). Client and Stager may hereinafter be referred to as a "**Party**" and collectively as the "**Parties**".

1) **Stager's Obligations - Description of Staging Services**

Subject to the terms and conditions of this Agreement, Stager agrees to provide model staging and related services at the Property, including but not limited to interior design, furniture rental, delivery and set-up, placement and arrangement, organization and interior enhancement with furnishings, accessories, art and props for the purposes of staging said Property. The set-up, placement and arrangement of the Furnishings (as defined below) together with the installation of fixtures, painting, hanging of wallpaper (each, as applicable) and all other work undertaken at the Property for the purposes of staging the Property shall hereinafter be referred to collectively as the "**Staging Installation**". Stager shall, during the course of this Agreement, rent to Client, home furnishings, plants, and/or accessories (collectively the "**Furnishings**") listed on the attached Staging Plan (*Schedule A*). The list of furnishings as detailed in "Schedule A" is a guide; any reasonable adjustments made by Stager in final design will not affect pricing. Any additional furnishings or fixtures used by Stager in staging the Property that are not listed on Schedule A shall also constitute Furnishings, for the purposes of this Agreement. All Furnishings as herein provided shall be provided on an "as-is, where-is" basis and it is understood and agreed that Stager makes no representation or warranty of any kind with respect to the Furnishings.

2) **Client's Obligations** – In addition to all other terms and conditions detailed herein, Client represents, covenants and agrees as follows:

- a) Client represents that Client is the sole owner of the Property and has the authority to enter into this Agreement, and will have throughout the term of this Agreement the full right and authority to sell the Property.
- b) Client shall make all payments to Stager as and when due, without further notice, unless notice is expressly required herein.
- c) Client shall immediately notify Stager, in writing, when a contract of sale with respect to the Property is fully executed. Client shall keep Stager updated with respect to the closing, including advising Stager, in writing, of the closing date, time and location.