

Small Business Initial Investor Agreement  
The Spring-124 Haskell Ave, Willcox AZ

This investment opportunity is for investors offering \$10,000 to \$20,000 before April 30, 2021. The agreement allows a small-business entrepreneur or established business to set up shop rent-free indefinitely with an initial investment of \$10,000 to \$20,000. Since retail pop-up sites can cost \$800-\$1,500/month to rent, anyone who takes advantage of this opportunity can break even in 20 months and eliminate that operating cost altogether after the first 20 months. By offering this investment, we hope to serve our community and help boost the economy of the Willcox, AZ area. We desire to see Willcox thrive economically and see small business and individual enterprises start well. If you are interested in securing a shop space at The Spring, please see chart below:

Space Available	Investment Needed	Break Even Point
Retail Space: room at the front of the building adjacent to the lobby (1 available)	\$20,000	20 months
Concession Space: in the hallway adjacent to the lobby (1 available)	\$15,000	17 months
Small Retail Space: options to set up in lobby or in the back of the building (3 available)	\$10,000	20 months

**Agreement**

Upon payment of the initial investment, the investing person agrees to these terms. Spaces shall be given on a first come basis, and we reserve the right to refuse this service to anyone. The person investing (investor) shall receive a space congruent with his or her investment according to the above table. The investment is non-refundable. The investor shall have access to his or her space without rent for an indefinite period of time during the operational hours of The Spring. The investor may become a key-holder if management of The Spring so decide.

**Termination**

This agreement may be terminated at any time and for any reason by the investor. This agreement may only be terminated by Christoa Ministries INC if the following conditions are met:

1. The investor is absent from his or her space for the period of 1 month (30 days),
2. The investor fails to keep his or her space presentable after sufficient warning,
3. The investor fails to maintain proper licensing for his or her business (if needed), or
4. The investor fails to maintain a family friendly atmosphere.

Upon termination, the investor shall have 10 days to remove all merchandise and personal belongings from the shop space. After 10 days, the remaining merchandise and personal affects shall belong to Christoa Ministries, INC. No refund shall be given at any time either prorated or representing the full investment.