

MARKET REGULATIONS

(18/07/2018)

CENTRO PLAZA AND EXTERNAL PARKING AREA

These regulations have been approved by the Annual General Meeting of the Owners of Centro Plaza and will be applicable from 18nd June 2018, replacing and rendering obsolete any other previous regulations that may directly or indirectly affect the operating of the Market in Centro Plaza and its external parking area.

1.- MARKET TIMES AND CALENDAR.- The market will be held every Saturday of the year (including holidays), provided the pertinent authorisations are in place and the land owner and Shopping Centre management are in agreement.

The times for the market will be exclusively from 8am to 3pm.

Assembly of permanent stalls will take place from 6am to 8am. Sellers must have their stalls, awnings, merchandise, etc. set up in the area assigned to them by 8am, by which time their vehicles must be parked outside the market area, including the external parking area, without exception.

Any traders with an assigned spot who have not dismantled and vacated their assigned areas before 4.00 p.m. shall pay a penalty of 40€ for each hour or fraction of an hour during which the area has not been vacated. The amount of the corresponding fine will be paid to the Market Coordinator the following weekend. The Centro Plaza security team will monitor and ensure that the fine is paid.

2.- ASSIGNING OF SPOTS.- Spots will be assigned based on the following criteria:

GENERAL CRITERIA

The assigning of spots in the market in the external parking area will be performed by the personnel in charge of the organisation without a draw.

The assigning of spots in the market in the premises of the Centro Plaza Shopping Centre will take place through a draw with numbered balls, based on the spots to be assigned, from a container that prevents the contents and the numbers on the balls used for the draws from being visible.

Each trader will take a ball at random which will determine their turn for the assigning of spots. The turn of assigning for each trader will be determined by the number on the ball picked.

The order to choose a ball will be established by the corresponding lists.

The spots will be awarded by the market organisation personnel, in the order resulting from the draw, according to the following criteria:



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- The space available, in which case the trader will have to conform to the space assigned.
- Compatibility of the products with those of the neighbouring stalls.
- Other circumstances or characteristics deemed relevant.

The Organisation Committee reserves the right of admission.

CRITERIA FOR PERMANENT SPOT ASSIGNMENT

The spots of permanent traders who are present at the market throughout the year, who have been assigned a permanent spot and not lost this right, shall be considered permanent spots. Any permanent spots that become vacant during the year shall be awarded by means of a draw on an annual basis during the last weekend of JANUARY. The following types of trader, in this order of preference, may participate in said draw:

1. Traders who have already been assigned a permanent spot but are not happy with their current location. In order to change location they must be included on the list for the annual draw.

2. Other traders on the list, without a permanent spot, who have been attending the market continuously for at least one year. The spots that will form part of the corresponding draw shall be determined by the Centro Plaza Management or, failing this, the Administrator or President of the Centro Plaza Owners' Community. The trade record of the applicant in the market up until that time will be taken into account, including but not limited to the following:

- Correct compliance with the market rules in force, which are displayed on the notice board located next to the service lift of the southern building of the commercial floor. They can also be downloaded at the following link: <http://centroplaza.es/mercadillo/>
- Ensuring that the good image of the corresponding spot is maintained, in accordance with the directives established by Centro Plaza, in addition to the good quality of the goods displayed for sale. E.g.: The use of white as the colour for awnings, table cloths and other elements that form part of the coverings of stalls and tables.

The balls used for the draw shall be taken out according to the order of the traders on the draw list. When the draw takes place (extraction of the balls), each applicant shall be offered the spots that are vacant at the time. The trader shall have the option of deciding if they wish to keep the assigned spot or not. Should they decide to keep it, they will not have the possibility of returning to their previous location. No trader shall have the right to change location without prior authorisation. In the event that it should be necessary to change the trader's spot for reasons not attributable to trader, in this case the organisation committee shall determine the right of preference for the choice of a new spot from the rest of the spots for weekly assignment. The draw shall be considered final once 1) all the permanent spots have been awarded 2) the end of the corresponding list has been reached.

The Market Coordinator, together with the Management and/or Administration, may consider assigning a permanent spot to a trader who is not a long-standing trader, provided that what he/she is offering is special, novel and of good quality, thus enhancing the variety of products offered by the other traders and helping to attract more and new visitors. To this end, he or she has to provide information on the services and products to be sold so that they can be



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assessed and authorised, if the case. Once the permanent spot has been assigned, if the trader makes any change to the type and/or quality of the products offered to the public, he/she must inform the Management and/or Administration for evaluation and authorisation, if the case. If it is considered appropriate and to the advantage of the Market, the spot will be made available again, with no compensation being due for the trader.

It is expressly established that traders with permanent spots who fail to comply with the provisions set out in these rules and do not follow the guidelines in relation to image established by the organisation committee may be refused the renewal of the corresponding permanent spot.

CRITERIA FOR THE ASSIGNING OF WEEKLY SPOTS

The spots of those traders who do not attend every week or attend sporadically or seasonally will be considered weekly spots.

The draw for the assigning of weekly spots will take place every Saturday at 8:45 a.m. next to the security booth of the shopping centre.

The order for the extraction of balls will be determined by the order of the stall owners on the corresponding list.

The Market Coordinator, together with the Management and/or Administration, may consider the direct assignment of a weekly spot provided that what he/she is offering is special, novel and of good quality, thus enhancing the variety of products offered by the other traders and helping to attract more and new visitors. To this end, he or she has to provide information on the services and products to be sold so that they can be assessed and authorised, if the case.

The assigning of a spot will not imply any kind of right to occupy that spot the following week unless this should be the result of the corresponding draw. Repeated awarding of the same space to a seller shall not generate any right whatsoever to it, the Organisational Committee being entitled to change this as it should deem fit should it be necessary or convenient to do so.

3.- LISTS FOR WEEKLY AND PERMANENT SPOTS.- A list will be created for both the permanent spots and for the weekly spots.

The lists will be public and available to anyone who may request to see them. The lists will be managed exclusively by the Market Organization.

4.- TRADER AUTHORISATIONS AND DOCUMENTATION.- In order for sellers to participate in the Market, it is obligatory for them to have Civil Liability Insurance and all the necessary municipal and administrative documents and authorisations for street trading, corresponding to each financial year, or any document that may come to supplement or replace this. Said documentation must always be in force and may be requested by the Organisational Committee together with the person's identity document each market day.

NO STALLS WILL BE ALLOWED THAT DO NOT MEET THESE REQUIREMENTS

All traders participating or who wish to participate in the Centro Plaza Market and the external parking area must fill in and submit the documentation detailed in the ATTACHED AUTHORISATION REQUEST form.



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5.- FEE.- The traders must pay a fee for each Saturday to cover part of the expenses arising from holding the Market such as insurance, cleaning, damages and water, electricity, security, etc. expenses.

The fee will vary depending on the space assigned to each trader, taking into account the location, traffic and surface area of the space.

Fee collection will take place every Saturday by authorised personnel between 9am and 12 noon.

The Market Organisation may establish monthly or quarterly fee payment at its discretion, of which it will inform the traders sufficiently in advance.

6.- FAILURE TO PAY AND NON-JUSTIFIED ABSENCE.- Failure to pay the fee will result in automatic cancellation and banning from participation in the Market.

In any case, any trader who does not have their stall assembled by 8:30 am will be considered ABSENT with the consequent loss of the privileges arising from the status of a permanent spot.

7.- DAMAGE.- Any trader who voluntarily or involuntarily causes any damage in the area assigned to them or any other within the complex must repair this themselves or bear the cost of the repairs. Refusal to pay for such damages will be cause for cancellation and banning from participation in the market.

8.- OCCUPATION OF COMMUNAL OR PRIVATE AREAS.- No trader may occupy the private areas of other traders or communal areas of the shopping centre in detriment to the activity of other traders and especially that of the Centro Plaza shops and it is strictly forbidden to place objects that might impede circulation around communal areas, access to the shops or back entrances or the visibility of display windows, and also to place any heavy objects or objects that might constitute a danger to people, display windows or other elements if they should fall by accident, be blown over, etc..

9.- NON-TRANSFER OF ASSIGNMENT.- The area assigned to each trader is PERSONAL AND UNTRANSFERRABLE. Traders are forbidden from transferring part or all of the space assigned to them by the Organisational Committee to third parties.

Spots are assigned to a specific person with the necessary authorisation. The authorised person to whom the spot is assigned must be present in that spot for the whole market session.

Under no circumstances shall permanent spots be understood to be perpetual; they may not be transferred through any means.

10.- RESPONSIBILITY FOR ITEMS ON SALE.- Traders are exclusively responsible for the legal origin, legality and authenticity of the items they exhibit or sell. All products must be covered by documentation proving their origin and authenticit.

11.- MARKET IMAGE.- In order to guarantee the good image of the Market, only canopies and awnings of the correct model and colour as determined by the Organisational Committee will be allowed, preferably with a single model in white.



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The merchandise must obligatorily be displayed on tables, preferably with a white tablecloth, avoiding displaying on the floor except in the case of materials that cannot be displayed on a table due to their size or special characteristics.

In any case, the space assigned must be respected.

12.- THEFT AND ACCIDENTS.- The Organisational Committee will not be responsible for any incidents that might occur such as theft or accidents.

13.- PERMITTED MERCHANDISE.- The Market will be limited to the displaying and sale of the following products:

- Arts and crafts, Ceramics and Paintings
- Furniture and Antiques
- Clothing, Shoes and Accessories
- Flowers and Plants

Any other merchandise not included in the previous categories must be authorised in advance by the Organisational Committee.

14.- NON-COMPLIANCE.- Failure to comply with any of the above regulations and, specifically, those listed below, which are given as a guide and are not exclusive, will be sanctioned with cancellation and banning from participation in the market:

- Failure to clean the area occupied after each market day.
- The presence of merchandise, packaging or materials after 3pm.
- Failure to pay the corresponding fees within the periods and in the manner established by the Market Organisation.
- Refusal to pay for the repair of any damage caused.
- The occupation of or creation of obstacles in communal or transit areas.
- Failure to comply with instructions given by Market Organization personnel.
- Failure to present or provide evidence of the documents required by the security personnel.

Traders infringing these regulations may be asked to leave the premises.

In all of the above cases, disciplinary action will also be started, which will be filed with the pertinent authorities.

15.- PRIVATE NATURE OF THE MARKET.- The Market is private; it is held on private premises subject solely to the private regulations established by the Administration of the Shopping Centre, the Management of the company handling the external parking area and the Market Organisation, the only entities with the authority to coordinate and organise it. Notwithstanding the foregoing, compliance with municipal regulations should also be observed and in particular, all traders who intend to carry out sales on the premises must hold the corresponding Municipal Street-Trader's Permit.

Notwithstanding the above, both the Market Organisation and the Community of Owners of Centro Plaza will be held harmless from any liability arising from the failure on the part of the traders to abide by the regulations and legislation applicable in each case.

16.- MODIFICATION OF REGULATIONS.- These regulations are must necessarily be complied with by all traders participating in the Centro Plaza Market. They may be modified and/or expanded on at any time at the discretion of the Market Organisation and/or the Community of Owners of Centro Plaza for reasons of need or legal reasons.



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