

BROCCHINI PARTNERS REAL ESTATE COMMISSION TERMS AND CONDITIONS

Brocchini Partners will pay to a real estate broker a real estate commission equal to five percent of the base rent for the initial term of the lease agreement.

The base rent does not include additional charges such as NNN or parking charges.

Brocchini Partners does not pay to a real estate broker a real estate commission on rent paid in option periods or renewal periods.

The calculation of the base rent for the initial period of the lease shall include rent escalations. Consumer price based escalations shall be assumed to be 2% for purposes of the calculation of the total rent paid in the initial term of the lease agreement.

Brocchini Partners shall only pay real estate commissions to a real estate broker if Brocchini Partners recognizes that the potential tenant is the real estate broker's client.

In order for Brocchini Partners to recognize that the broker represents the client, the broker must:

(i) Send written notice to Brocchini Partners that includes the full name of the broker's client and the address of the space the client may have interest in leasing and then within thirty (30) days of the broker's written notification show the space to the client with a representative of Brocchini Partners present.

(ii) Then, within thirty (30) days of the Broker showing the space to the client, produce and submit to Brocchini Partners a written letter of intent to lease the space signed by the client.

Brocchini Partners will pay a real estate commission to the Broker if Brocchini Partners and the broker's client fully execute a lease agreement within one hundred and eighty (180) days of the submission of the written letter of intent to lease the space signed by the client.

One half of the total real estate commission shall be paid to the broker within ten days of execution of the lease agreement and one half shall be paid to the broker within ten days of the client commencing operations in the leased premises.

Real estate commissions shall be paid to the applicable broker not the salesperson.

Thank you for your interest in our properties.