

FEE SCHEDULE FOR TENANT BROKER

On Tenant's Current and Future Acquisition of an Interest in the Property

NOTE: This form is an addendum used by a tenant broker when preparing a letter of intent (LOI), offer to lease or rental or lease agreement, to set the current and future fees due the tenant broker when earned.

DATE: _____, 20_____, at _____, California.
Items left blank or unchecked are not applicable.

FACTS:

1. This is an addendum to the following:

- | | |
|--|---|
| <input type="checkbox"/> Lease Agreement [See RPI Form 550 or 552 series] | <input type="checkbox"/> Rental Agreement [See RPI Form 551] |
| <input type="checkbox"/> Offer to Lease [See RPI Form 556] | <input type="checkbox"/> Letter of Intent [See RPI Form 556-1] |

- 1.1 dated _____, 20_____, at _____, California,
1.2 entered into between _____, as the Landlord,
1.3 and _____, as the Tenant,
1.4 regarding real estate referred to as _____.

AGREEMENT:

2. Fees payable by Landlord to Tenant Broker are due on Landlord conveyance to Tenant of a leasehold interest in the real estate in the following amounts:

2.1 For leaseholds with a term of five years or less:

- a. _____% of the total rent for the first year;
- b. _____% of the total rent for the second year;
- c. _____% of the total rent for the third year;
- d. _____% of the total rent for the fourth year; and
- e. _____% of the total rent for the fifth year.

2.2 For leaseholds with a term of more than five years:

- a. _____% of the total rent for the first five years;
- b. _____% of the total rent for the second five years; and
- c. _____% of the total rent for the remaining years.

3. On an extension, renewal or holdover tenancy of the leasehold by Tenant, the fees due Tenant Broker and payable by Landlord are in the following amounts:

3.1 For an extension, renewal or holdover tenancy of the leasehold for five years or less:

- a. _____% of the total rent for the first year;
- b. _____% of the total rent for the second year;
- c. _____% of the total rent for the third year;
- d. _____% of the total rent for the fourth year; and
- e. _____% of the total rent for the fifth year.

3.2 For an extension, renewal or holdover tenancy of the leasehold for more than five years:

- a. _____% of the total rent for the first five years;
- b. _____% of the total rent for the second five years; and
- c. _____% of the total rent for the remaining years.

4. On acquisition of fee ownership of the real estate by Tenant or their successors or agents, the fees due Tenant Broker and payable by Landlord are in the following amounts:

- 4.1 _____% of the first \$_____ of the purchase price paid;
- 4.2 _____% of the next \$_____ of the purchase price paid; and
- 4.3 _____% of the balance of the purchase price paid.

5. _____

I agree to the terms stated above.

☐ See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20____

Landlord: _____

Signature: _____

Phone: _____ Cell: _____

Email: _____

I agree to the terms stated above.

☐ See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20____

Tenant: _____

Signature: _____

Tenant Broker: _____

DRE #: _____

Signature: _____

Phone: _____ Cell: _____

Email: _____