



CO-BROKERAGE/REFERRAL COMPENSATION AGREEMENT

This Agreement dated 5/15/17, is between: Avison Young - South Carolina, Inc. (check one: [X] Listing Agency, [ ] Buyer's Exclusive Agent, [ ] Tenant's Exclusive Agent, [ ] Referring Agent) and Rock Creek Real Estate Advisors, LLC (check one: [ ] Listing Agency, [ ] Buyer's Exclusive Agent, [X] Tenant's Exclusive Agent, [ ] Referring Agent).

In reference to the real property known as: Lot \_\_\_\_ Block \_\_\_\_ Section \_\_\_\_ Subdivision \_\_\_\_ Address 1483 Tobias Gadson Blvd, Suite 106 Tax Map # \_\_\_\_ City Charleston, Zip 29407 County of Charleston, State of SC

[X] It is understood and agreed by all parties that (salesperson's name) Gregg Legerton, and (Real Estate Agency Name) Avison Young are acting as an agent solely representing (Seller/Landlord) Tobias, LLC in this transaction ("Listing Agency").

[X] It is understood and agreed by all parties that (salesperson's name) Mike Ferrer, and (Real Estate Agency Name) Rock Creek Real Estate Advisors, LLC are acting as an agent solely representing (Buyer/Tenant) New Hope Chiropractic, LLC in this transaction ("Buyer's/Tenant's Agent").

[ ] It is understood and agreed by all parties that (salesperson's name) \_\_\_\_\_, and (Real Estate Agency Name) \_\_\_\_\_ are acting as a referring agent solely referring ([ ] Seller, [ ] Landlord, [ ] Buyer, [ ] Tenant) \_\_\_\_\_ in this transaction ("Referring Agent").

- A. [ ] A fee of \$ \_\_\_\_ or \_\_\_\_% of the gross sales price will be due and payable at the closing of the transaction. [X] A fee of \$ \_\_\_\_ or 3% of the [ ] gross, [X] base lease price will be due and payable to [ ] Listing Agency, [ ] Buyer's Exclusive Agent, [X] Tenant's Exclusive Agent, [ ] Referring Agent as follows: upon lease execution.

B. The fee in Section A will be paid by: [ ] Seller, [ ] Buyer, [X] Listing Agency, [ ] Buyer's Exclusive Agent, [ ] Tenant's Exclusive Agent

C. If Listing Agency is responsible for paying the fee in Section A to Tenant's Exclusive Agent or Referring Agent, payment of fee is conditioned upon the Listing Agency being compensated by Landlord.

THIS IS A LEGALLY BINDING AGREEMENT. ALL PARTIES SHALL SEEK COMPETENT LEGAL ADVICE IF THE CONTENTS ARE NOT UNDERSTOOD. BOTH PARTIES ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

[X] Listing Agency, [ ] Buyer's Exclusive Agent, [ ] Tenant's Exclusive Agent, [ ] Referring Agent Date Time

Avison Young - South Carolina, Inc. Real Estate Agency Name [Signature]

5/15/2017 1:00 pm

[ ] Listing Agency, [ ] Buyer's Exclusive Agent, [X] Tenant's Exclusive Agent, [ ] Referring Agent Date Time

Rock Creek Real Estate Advisors, LLC Real Estate Agency Name