



CO-BROKERAGE/REFERRAL COMPENSATION AGREEMENT

This Agreement dated 2/1/2018, is between: Avison Young - South Carolina, Inc. (check one: [X] Listing Agency, [] Buyer's Exclusive Agent, [] Tenant's Exclusive Agent, [] Referring Agent) and Ferrer Commercial 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 1850 Ashley River Road Tax Map # 351-07-00-014 City Charleston Zip 29407 County of Charleston, State of SC

[X] It is understood and agreed by all parties that (salesperson's name) Todd P. Garrett CCIM, SIOR, and (Real Estate Agency Name) Avison Young - South Carolina, Inc., are acting as an agent solely representing (Seller/Landlord) R.J. SEMM, 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) Ferrer Commercial Real Estate Advisors, LLC are acting as an agent solely representing (Buyer/Tenant) G&S Supply Co. 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 50% of the [] gross, [X] base lease price will be due and payable to [] Listing Agency, [] Buyer's Exclusive Agent, [] Tenant's Exclusive Agent, [] Referring Agent as follows: Monthly divided evenly over the 36 month term.

B. The fee in Section A will be paid by: [] Seller, [] Buyer, [] 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

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

Ferrer Commercial Real Estate Advisors, LLC Real Estate Agency Name