



Retail Placement International Inc.

5881 N.W. 151 Street Suite #204, Miami Lakes, Florida 33014 Tel. 786-439-0433

BROKER'S TENANT/BUYER REPRESENTATION FORM

Date: _____, _____

To: RPI Commercial Inc

Fax: (305) 827-5999

Deliver to: RETAIL PLACEMENT INTERNATIONAL, INC. (RPI Inc.), division of Buckstore Inc.

I _____ authorize Retail Placement International Inc. to be my broker and help me find a suitable retail location and to act as my Tenant Representative in lease negotiations for my general merchandise, dollar store, or variety store. The term of this agreement shall commence on the date hereof and shall continue in effect for 6 months from date of executed/signed agreement.

Your Requirements - Tenants/Buyers retail space/store site requirements

Your Name or Tenant Name/s _____

Store or Company Name (if chosen already)

Your
Primary
Address:

_____ Address _____ City _____ State _____ Zip _____

Phone# Home () _____ Cell () _____ Office () _____

Fax: () _____

Email: _____

Size of Store: (Range in square feet) from: _____ (Sq. Ft.) to _____ (Sq. Ft.)

Date to Open: (Preferred date of occupancy) _____

Geographic area or city for desired location: _____

Miles/ distance radius desired from home address: _____

It is understood that the estimated time-line to identify and secure a retail space is estimated to require 30-45-days (or less). The timeline includes (considering exceptions and Landlord requirements) location search, identifying a desired location and availability of space, acquiring details on any restrictions, negotiating Letter/s of Intent (LOI), negotiating and executing a lease. Tenants/Buyers that are seeking funding for this venture, the funding process may progress simultaneous with the location search, however funding/ financing is required to be in place at the time of retail lease/contract negotiations.



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Representation Disclosure

It is understood that RPI Inc. works as an independent brokerage firm representing the Tenants/Buyers; and, in cooperation with Buckstore, Inc. to evaluate locations.

RPI Inc. provides real estate brokerage services for the Tenants/Buyers and works in close contact and cooperation with Buckstore, Inc. merging and combining expertise to fully assist the Tenants/Buyers in a timely search for and evaluation of retail locations for a general merchandise, dollar store, or variety store.

It is understood, that when the Tenants/Buyers, decide on a location, RPI Inc. or their representatives, will assist in negotiating a letter of intent (LOI) or offer, terms and conditions of the lease or purchase of a retail space on the behalf of and in our interest as the Tenants/Buyers, and as law permits, taking full advantage of the company's knowledge of commercial real estate, retail lease terms and conditions, and numerous leases/sales negotiated by RPI Inc. it's Brokers and associates.

We, the Tenants/Buyers, understand, that subsequent to the expiration or termination of this agreement, we will continue to recognize RPI Inc. as our exclusive broker for a period of six (6) months, in accordance with the provisions hereof and with respect to any prospective locations, which have been discussed with us or submitted to us during the term of this agreement. Either party to this agreement may terminate this agreement with a written notice and in accordance with the above provisions.

If there are any questions, we, the Tenants/Buyers, have been advised, that we may contact RPI Inc. directly for any discussion or further explanation of this agreement or its conditions.

As the Tenants/Buyers, we acknowledge and accept this agreement with RPI Inc. by signing and returning a copy of this Letter of Agreement via fax to 305-827-5999. Upon receipt of the signed Exclusive Broker's Agreement for Tenant/Buyer Representation, RPI Inc. will initiate brokerage services, location search, and/or negotiations, as law allows, and on our behalf.

AGREED TO ON _____, _____

By: _____
Signature of Tenants/Buyers

By: _____
Signature of Tenants/Buyers

By: _____
Please print clearly or type Tenants./Buyer's name

By: _____
Please print clearly or type Tenants./Buyer's name

RPI Inc. agrees to contact the Tenants/Buyers to implement brokerage services within a reasonable period of time (2-3 days) from the signing and execution of this Letter of Agreement.

Upon receipt of the signed agreement from Tenants/Buyers, broker for RPI Inc. will sign and return a copy of this agreement to the Tenants/Buyers.

AGREED TO ON _____, _____

By: RPI Inc., Inc.

Philip Storch, Principal / President
Retail Placement International Inc.

Licensed Real Estate Broker- Florida

FAX to 305-827-5999