



**Retail Placement International Inc.**

5881 N.W. 151 Street Suite #202, Miami Lakes, Florida 33014 Tel. 786-439-0433

**EXCLUSIVE BROKER'S TENANT/BUYER REPRESENTATION AGREEMENT**

Date: \_\_\_\_\_, \_\_\_\_\_

To: BUCKSTORE, INC.

Fax: 305-489-6178

Deliver to: RETAIL PLACEMENT INTERNATIONAL, INC. (RPI Inc.)  
PHILIP STORCH, PRESIDENT AND PRINCIPAL BROKER

RPI Inc. is hereby appointed our sole broker and granted the exclusive right to negotiate and obtain on our behalf a lease or purchase of Premises for the purpose and use as a 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.

RPI Inc. will enlist the best efforts to secure a location(s) satisfactory to us, and if you deem it necessary you will also solicit the cooperation of other licensed real estate brokers. We, as the Tenants/Buyers will refer to you all inquiries and offerings received by us with respect to the lease or purchase of space or premises regardless of the source of such inquiries or offerings and all negotiations shall be conducted solely by you, or under your direction, all of which will be subject to our review and final approval.

You will acquire the details on all contemplated or presently available locations and carefully select and present to us, at a time convenient to us, those, which in your opinion are the most suitable for our purposes.

Tenants/Buyers retail space/store site requirements

Tenant Name/s or Name of Leasing Entity \_\_\_\_\_

D/B/A \_\_\_\_\_

Tenant  
Primary

Address: \_\_\_\_\_  
Address City State Zip

Phone# Home ( ) Cell ( ) Office ( ) \_\_\_\_\_

Fax: ( ) \_\_\_\_\_

Email: \_\_\_\_\_

Size of Store: (Range in square feet): \_\_\_\_\_ (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 30-60-days (2-3 months). The 2-3 month 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 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. The tenant is responsible of performing a walk trough prior to signing a lease.



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**Location Search Details**

List of retail sites that we have identified that may be of interest and that we request RPI Commercial, their representative, or referred broker to contact on our behalf.

- 1. \_\_\_\_\_  
 Shopping center- Address/location, City Leasing agent/ contact –Phone
- 2. \_\_\_\_\_  
 Shopping center -Address/location, City Leasing agent/ contact –Phone
- 3. \_\_\_\_\_  
 Shopping center - Address/location, City Leasing agent/ contact –Phone

Previously visited sites or properties that we have inquired about in the past six months:

- 1. \_\_\_\_\_  
 Name of Center      City, St   Contact person      reason for not pursuing this lease
- 2. \_\_\_\_\_  
 Name of Center      City, St   Contact person      reason for not pursuing this lease
- 3. \_\_\_\_\_  
 Name of Center      City, St   Contact person      reason for not pursuing this lease

**Leasing/Tenant Information**

Name of Leasing Entity: \_\_\_\_\_ D/B/A \_\_\_\_\_

Lease term: (Please check preference)       3 years       5 years

This transaction is contingent on or requires financing:      Yes\_\_\_ No\_\_\_

I am currently in the process of applying for a loan or financing:      Yes\_\_\_ No\_\_\_

I am prepared to present a complete and accurate financial statement, as requested and/or required by the landlord:      Yes\_\_\_ No\_\_\_

My finances and funding are in place. I am funded and prepared to complete this transaction and execute a lease:      Yes\_\_\_ No\_\_\_

Please list any other stores or retail locations you currently or previously have in the area of your interest or elsewhere:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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**Representation Disclosure**

We, the Tenants/Buyers, have been advised; that unless otherwise agreed, RPI Inc. will look only to the landlord or seller, as the situation may be, for a commission/fee for this transaction. It is also understood that RPI Inc. works as an independent brokerage firm representing the Tenants/Buyers; and, in cooperation with Buckstore, Inc. to evaluate locations, and that Buckstore, Inc. has no obligation for commission or fees to RPI Inc. and pays no fee or commission to RPI Inc., Inc. for this transaction/lease/purchase.

Any fees paid by Tenants/Buyers to Buckstore, Inc. are paid to Buckstore, Inc. in consideration of valuable customer services and are provided per a separate agreement with Buckstore, Inc. It is also understood, 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 305-489-6178. 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 (2-5 days) from the signing and execution of this Letter of Agreement.**

**Upon receipt of the signed agreement from Tenants/Buyers, Philip Storch, principal and 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



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**EXCLUSIVE BROKER'S TENANT/BUYER REPRESENTATION AGREEMENT**

**Personal Financial Statement  
of:**

\_\_\_\_\_

Address:

City, State, Zip:

\_\_\_\_\_

**Assets**

**Amount in Dollars**

Cash - checking accounts

\_\_\_\_\_

Cash - savings accounts

\_\_\_\_\_

Certificates of deposit

\_\_\_\_\_

Securities - stocks / bonds / mutual funds

\_\_\_\_\_

Notes & contracts receivable

\_\_\_\_\_

Life insurance (cash surrender value)

\_\_\_\_\_

Personal property (autos, jewelry, etc.)

\_\_\_\_\_

Retirement Funds (eg. IRAs, 401k)

\_\_\_\_\_

Real estate (market value)

\_\_\_\_\_

Other assets (specify)

\_\_\_\_\_

Other assets (specify)

\_\_\_\_\_

**Total Assets**

\_\_\_\_\_

**Liabilities**

**Amount in Dollars**

Current Debt (Credit cards, Accounts)

\_\_\_\_\_

Notes payable (describe below)

\_\_\_\_\_

Taxes payable

\_\_\_\_\_

Real estate mortgages (describe)

\_\_\_\_\_

Other liabilities (specify)

\_\_\_\_\_

Other liabilities (specify)

\_\_\_\_\_

**Total Liabilities**

\_\_\_\_\_

**Net Worth**

\_\_\_\_\_

=====

**Signature:**

**Date:**

\_\_\_\_\_

\_\_\_\_\_

The undersigned hereby certifies that these statements are correct and complete, and accurately reflect the condition and affairs of the undersigned at the date and for the period(s) stated and that said statements reflect all known liabilities, direct or contingent, as of the date thereof. The undersigned also represents and warrants that to his or her knowledge, there has to date been no material adverse change in the conditions or affairs of the undersigned from the date of said statements. The undersigned does hereby request and warrant that legal title to all property herein described or referred to, excepting only jointly owned property as separately scheduled herein as such, is in the sole name of the undersigned. Every person who is a party to this statement agrees that his or her separate property listed herein or herein referred to and property or interests in property into which property listed herein or herein referred to is converted or re-converted, including his or her interest in property jointly, by entirety or in common with another party to this statement, shall be available to the bank for payment of all indebtedness or other obligations of the parties making this statement, or either of them, either voluntarily or involuntarily, by levy of execution or otherwise.



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Landlord/Landlord representative (and/or their authorized agents or employees) is authorized to make all inquiries deemed necessary to verify the accuracy of the information contained herein, and to determine the credit worthiness of the undersigned as a prospective tenant for the premises. Each of the undersigned authorizes the bank to answer questions about its credit experience with the undersigned. The information set forth above is true and correct and is provided to Retail Placement International Inc. and Buckstore, Inc. Retail Placement International Inc. and Buckstore are authorized to confirm any of the information set forth above, and any person having knowledge regarding such information is hereby authorized to disclose that information to Retail Placement International Inc. and Buckstore. I hereby authorize Retail Placement International Inc. and Buckstore, Inc. to provide copies of this financial statement to potential retail entities and/or landlords and/or their representatives to evaluate my financial status as a potential tenant.