



**Retail Placement International Inc.**

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

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

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

To: BUCKSTORE, INC.

Fax: (305) 827-5999

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.





**Retail Placement International Inc.**

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

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

**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 305-827-5999. 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 (2-5 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