



October 15, 2025

Doug Huey
Breckinridge Retail Properties IV L.P.
~~8214 Westchester Dr~~ 4801 W. Lovers Lane
~~Dallas, TX 75225~~ Dallas, TX 75209

RE: Exclusive Listing Agreement for the 1.98 acres of land located at 4150 E Renner Rd in Richardson, TX 75225 (the "Property") as reflected in the enclosed Exhibit II

Dear Doug,

The Retail Connection, L.P. ("Broker") hereby proposes to Breckinridge Retail Properties IV L.P. ("Owner") an exclusive agreement (the "Agreement") for the above referenced Property. The Agreement would be based upon the following terms and conditions:

1. The marketing activities shall apply to all areas of the Property.
2. Broker will render the following services:
 - A. Broker will use its best efforts to ground lease the Property by all acceptable standards including direct solicitation, mail campaign, internet-based marketing, and newspaper advertising. Broker will receive and process all prospect inquiries received by any and all sources.
 - B. All marketing activities shall be undertaken by Broker will be undertaken by Quyen Nguyen & Doug Williams and supervised by Steve Zimmerman or such officers of The Retail Connection, LP as are acceptable to Owner ("Designated Leasing Agents"). All leasing salespersons assigned to this project will be subject to the approval of Owner.
 - C. Broker will consult and assist Owner in the coordination and implementation of a public relations and advertising program for leasing the land.
 - D. Broker will, subject to approval of Owner, place on the property appropriate "For Information" signs.
3. Owner will provide a site plan of the property for utilization in the marketing of the property.
4. Broker's fees for performing its obligation under the Agreement are set forth in Exhibit I. Broker will not be entitled to any other remuneration for performing such obligations unless agreed to by Owner in writing.

5. Broker shall promptly submit all offers to Owner for acceptance or rejection. Owner shall direct all inquiries about the Property to Broker and Broker shall be compensated according to Exhibit I for all transactions that occur on the Property.
6. Owner will have the right to determine the location of all individual potential uses of the Property. Refusal of any offer to lease or sell the Property for whatever reason shall be the arbitrary and sole right of Owner and no compensation may be claimed by Broker in the event of such refusal.
7. All advertising and public relations material to be distributed or published by Broker shall be subject to the prior approval of Owner and at the cost of Broker.
8. Broker agrees to solicit and use its best effort to obtain the cooperative support of all other commercial real estate agents in order to ensure exposure to the maximum number of prospects. Broker agrees to share any commission with such agents in accordance with customary practices in Dallas, Texas. Owner shall not be required to pay any commission or equivalent fee or charge in addition to that provided in Exhibit I
9. In performing its responsibilities hereunder, Broker shall be responsible at its sole cost and expense for full and timely compliance with all applicable requirements governing Broker's solicitation of tenants or buyers and its negotiating for marketing the Property.
10. Broker shall make no representations to third parties other than those specifically authorized by Owner.
11. This Agreement will become effective as of the acknowledgment date hereof and run for ~~twelve (12)~~ **SIX (6)** months and may be terminated at any time by either party with thirty (30) days' notice. If after ~~twelve (12)~~ **SIX (6)** months and both parties agree, this agreement will automatically renew for another six (6) months. **SIX (6)**
12. In the event that this Agreement shall be cancelled by either party or shall expire and not be renewed, Sales Agents shall provide Owner a written list of working transactions which Owner shall register as Sales Agents' transactions for a period of one hundred eighty (180) days.
13. If the property is sold, the Agreement will automatically terminate upon sale. However, Agreement shall remain binding upon the heirs, successors and assigns of the undersigned per any outstanding fees.

ACKNOWLEDGED AND AGREED TO THIS 29th DAY OF October, 2025

OWNER:
 By: Douglas E. Huey
Douglas E. Huey
 Its: manager

BROKER: THE RETAIL CONNECTION, L.P.
 By: Steve Zimmerman

 Its: Managing Director | Brokerage

**EXHIBIT I
SCHEDULE OF COMMISSION FEES**

1. Ground Lease / Build-to-Suit Transactions: In the event of a ground lease/build-to-suit transaction, a commission of four percent (4%) of the total lease consideration for the primary shall be paid to Broker. Said leasing commission shall be payable one-half (1/2) upon full lease execution and one-half (1/2) upon the earlier of rent commencement or Tenant opening for business. Should a Co-Broker procure a ground-lease tenant, Six percent (6%) of the total lease would be shared pursuant to a separate agreement between Broker and Co-Broker.

The undersigned owner hereby acknowledges receipt of a copy of this Schedule and further agrees that it shall be binding upon the heirs, successors and assigns of the undersigned.

ACKNOWLEDGED AND AGREED TO THIS 29th DAY OF October, 2025

OWNER:

By: Douglas E. Huey
Douglas E. Huey

Its: manager

BROKER: THE RETAIL CONNECTION, L.P.

By: Steve Zimmerman

Its: Managing Director | Brokerage

EXHIBIT II
(the "PROPERTY")

