



DFW REALTY PARTNERS

CHURCH SPACE FOR LEASE ASSIGNMENT OR NEW LEASE WITH LANDLORD

REMAINING FURNITURE / PRODUCTION ITEMS FOR LIVE SERVICE BROADCASTING

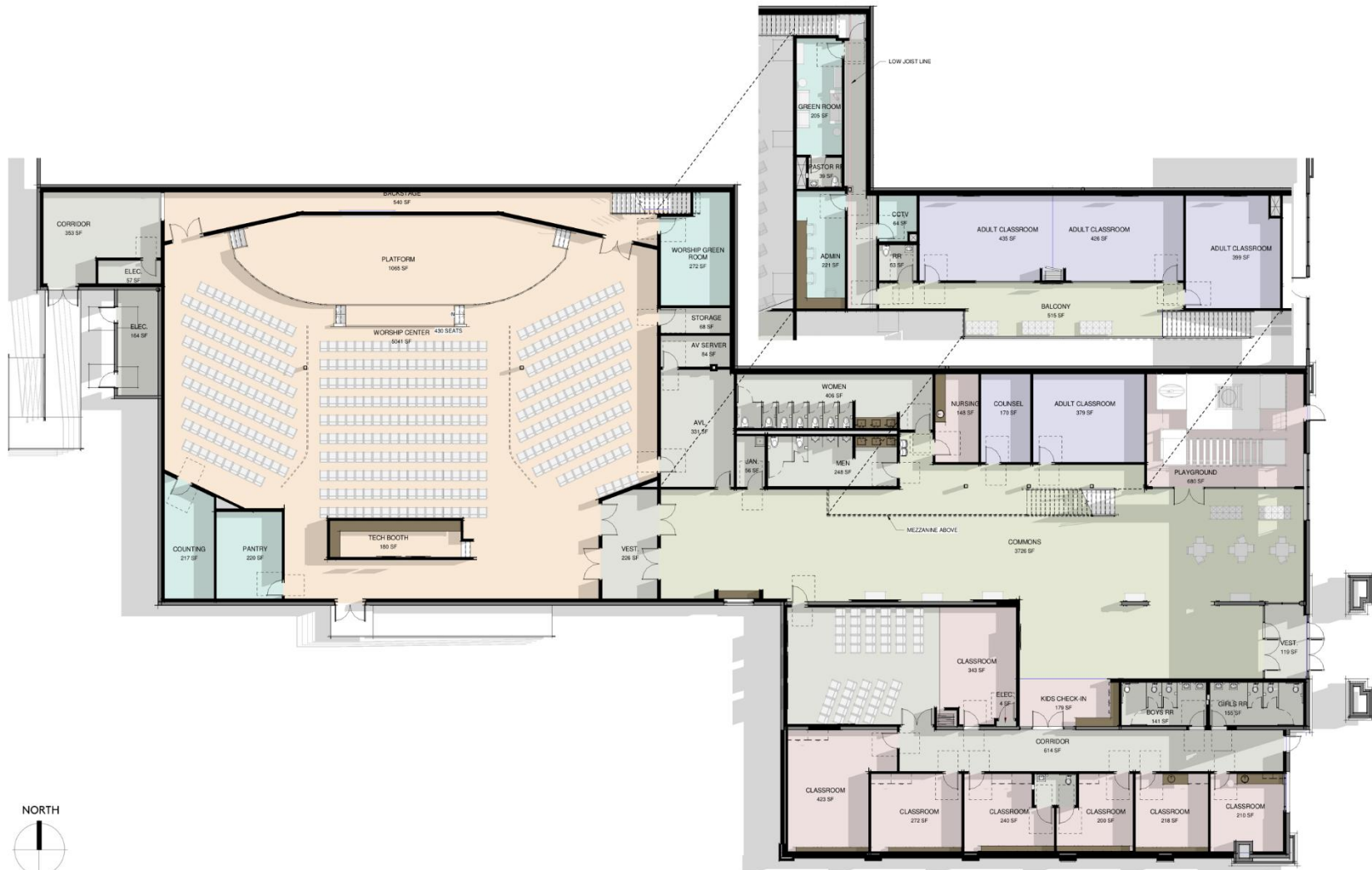
21,504SF SPACE / AUDITORIUM 5,041SF SEATS 430 / OVERFLOW AREA SEATS 100

8800 N TARRANT PARKWAY SUITE 100 NORTH RICHLAND HILLS TX 76182



CONTACT MARTY RADER / 817-903-2294 / mrader@dfwrp.com

INFORMATION GATHERED WAS OBTAINED FROM SOURCES RELIABLE, BUT IN NO WAY WARRANTED BY DFW REALTY PARTNERS, LLC



GRACE REVOLUTION CHURCH

SCHEMATIC FLOOR PLAN
DECEMBER 10, 2018

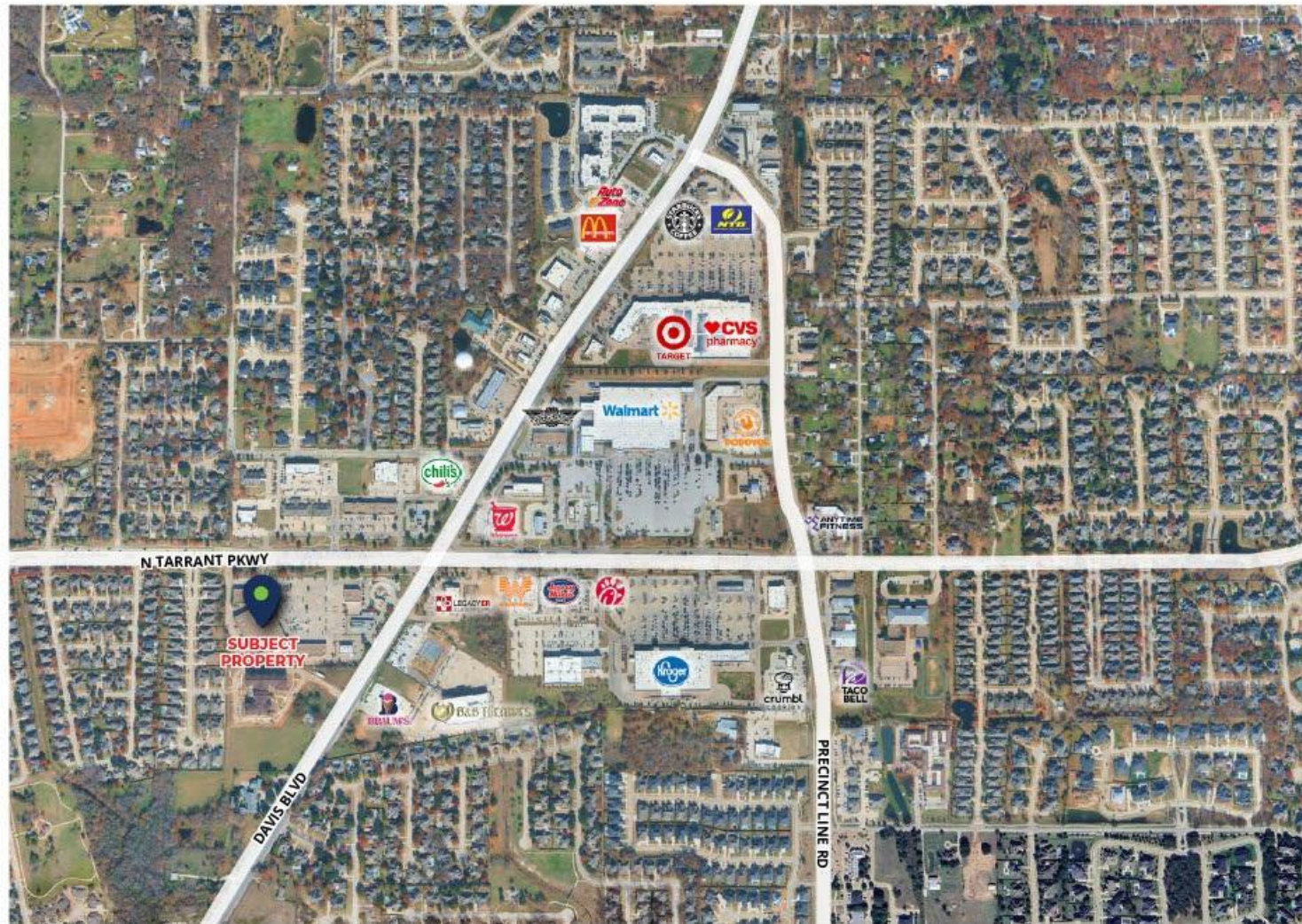
SCHEMATIC FLOOR PLAN | 1
SCALE: 1/8" = 1'-0" P2.1

OXLEY WILLIAMS THARP

INSIDE SPACE PICTURES LINK <https://drive.google.com/drive/folders/1grJx4TszB0xO1mTUGQKfiI20Kh8lb-zy>



Amenity Map



8800 N Tarrant Parkway, North Richland Hills, Tx 76182

LEASE INFORMATION:

Current 10yr Lease Expiration Date	August 13, 2029
5yr Extension Option Expiration Date	August 14, 2034
Security Deposit with Landlord	\$19,171.00
New Roof	2019 Under Warranty
Tenant Responsible for HVAC Maintenance	New HVAC Units Installed 2019 Under Warranty
Tenant Maintenance Responsibilities	See Lease Agreement

JANUARY 2026 STATEMENT / GRACE REVOLUTION CHURCH FOR 8800 N. TARRANT PARKWAY #100:

<u>Date</u>	<u>Description</u>	<u>Charge</u>
1/1/2026	Rent Expense	\$15,746.85 / \$9.45psf based on 19,996sf Main Space / No rent paid on Mezzanine Space SF
1/1/2026	C.A.M.	\$3,790.00
1/1/2026	Tax & Insurance Reimb.	<u>\$2,550.00</u>
Net Balance		\$22,086.85

TENANT PROPOSED OFFER:

Assign or New Tenant to Negotiate New Lease Agreement with Landlord

Make Offer to Purchase Furniture, Production Equipment and Other Equipment (Fixed Assets)

Church willing to remove Furniture, Production Equipment and Other Equipment when vacating space.

INFORMATION TO BE INSERTED INTO A SHARED DROPBOX FOLDER PER REQUEST FROM INTERESTED CHURCHS:

- Lease Agreement and Amendment to Lease
- Term Rental Table Excel
- Fixed Asset Cost Excel
- Summary of Items Remaining In Space Excel
- January 2026 Landlord Statement
- Taxes and Insurance Invoice 2025
- Tenant Certificate of Liability Insurance
- Tenant Possession Delivery Letter
- Floor Plan



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DFW REALTY PARTNERS LLC	9000698	mrader@dfwrrp.com	(817)903-2249
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Marty Rader	462664	mrader@dfwrrp.com	(817)903-2294
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov