

**EXHIBIT X BROKER PROJECT**

**ACTION REQUIRED:** TO BE INCLUDED IN CONJUNCTION WITH RLP ATTACHMENT "BROKER PROJECT."

**ACTION REQUIRED:** USE THIS ATTACHMENT FOR BROKER PROJECTS WHERE COMMISSION CREDIT IS APPLICABLE. OTHERWISE, DO NOT INCLUDE IN THE SOLICITATION PACKAGE OR THE RESULTING LEASE.

**NOTE:** COMMISSIONS AND/OR COMMISSION CREDITS SHOULD BE TREATED AS CONFIDENTIAL FINANCIAL INFORMATION AND SHOULD NOT BE DISCLOSED TO THE PUBLIC OR USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS FURNISHED, WITHOUT CONSENT OF THE LCO.

**NOTE:** THE SIGNED COMMISSION AGREEMENT IS NOT ATTACHED TO THE FINAL LEASE AGREEMENT.

**BP 1.01 DEFINITIONS: BROKER PROJECT ATTACHMENT (FEB 2026)**

A. Definitions. The following definitions apply to the use of the terms in this attachment:

1. "Broker" means GSA's broker, if GSA awarded this lease using a contract real estate broker.
2. "Commission Credit" means the amount of commission that is credited to the lease, if GSA's broker agreed to forgo a percentage of its commission, in connection with the award of this lease.

**BP 1.02 BROKER COMMISSION AND COMMISSION CREDIT (FEB 2026)**

- A. **[Broker Name]** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is **\$XX** and is earned upon Lease execution, payable according to the Commission Agreement signed between the Lessor and Broker. Only **\$XX** of the Commission will be payable to **[Broker Name]** with the remaining **\$XX**, which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent must commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.
- B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease must be reduced to recapture fully this Commission Credit. The reduction in shell rent must commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

**(ADD AND DELETE MONTHS AS NECESSARY.)**

Month **X** Rental Payment **\$XX,XXX** minus prorated Commission Credit of **\$XX,XXX** equals **\$XX,XXX** adjusted **X**<sup>th</sup> Month's Rent.\*

Month **X** Rental Payment **\$XX,XXX** minus prorated Commission Credit of **\$XX,XXX** equals **\$XX,XXX** adjusted **X**<sup>th</sup> Month's Rent.\*

Month **X** Rental Payment **\$XX,XXX** minus prorated Commission Credit of **\$XX,XXX** equals **\$XX,XXX** adjusted **X**<sup>th</sup> Month's Rent.\*

\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

**BP 1.03 PAYMENT OF BROKER (FEB 2026)**

If GSA awarded the Lease through its Broker, the Lessor must pay GSA's Broker its portion of the commission according to the Commission Agreement signed between the Lessor and Broker. "Its portion of the commission" means the agreed-upon commission to GSA's Broker minus the Commission Credit specified in the Lease or Lease Amendment.

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<b>Document Change History</b>	
<b>Template Date</b>	<b>Description of change</b>
FEB 2026	Newly created exhibit to supplement streamlined changes to R100. Updates to change "shall" to "must."