



HOUSTON ASSOCIATES REALTY

Jeffrey Hilton Investments Inc

HOUSTON ASSOCIATES REALTY REFERRAL AGREEMENT BETWEEN BROKERS

1. PARTIES: The parties to this agreement are:

Broker: _____
Address: _____
City, State, Zip: _____
Agent: _____
Phone: _____
Fax: _____
E-Mail: _____

Referring Broker: Houston Associates Realty
Address: 19901 Southwest Freeway
City, State, Zip: Sugar Land, Texas 77479
Agent: _____
Phone: _____
Fax: _____
E-Mail: _____

2. PROSPECT: "Prospect" means the buyer, tenant, seller, or landlord to be provided after this contract is executed.

Prospect will be indicated on the Houston Associates Referral Prospect Addendum.

Houston Associates Realty Referral Agreement Between Brokers
between _____

- 3. REGISTRATION:** Referring Broker refers (Prospect) to Broker.
- 4. REFERRING BROKER'S FEE:** Broker is not obligated to pay Referring Broker a fee until such time as Broker's fee is earned and payable. Referring Broker's fees are earned when Prospect enters into a binding agreement to buy or lease all or part a Property at any price. Referring Broker's fees are payable in the amounts stated below at the specified times.

A. Sales:

- (1) If Prospect enters into a binding agreement to buy all or part of a Property at any price on or before _____, Broker will pay Referring Broker a fee equal to:

(a) _____% of the sales price.

(b) _____

- (2) The fee is payable when Broker receives Broker's fee under a separate agreement with the owner of a Property. Any escrow or closing agent may pay Referring Broker's fee from Broker's fee at closing.

B. Leases:

- (1) Primary Lease:

- (a) If Prospect leases all or part of a Property on or before _____, Broker will pay Referring Broker a fee equal to:

(1) _____% of all rents to be paid for the term of the lease.

(2) _____

- (b) The fee under Paragraph 4B(1) is payable when Broker receives Broker's fee under a separate agreement with the owner of a Property according to the following schedule:

Houston Associates Realty Referral Agreement Between Brokers
between _____

(1) in one payment upon _____

(2) in two payments as follows: one-half of the fee at the time the lease is executed and the remainder on the date the lease commences.

(3) _____

(2) Renewals:

(a) If Prospect leases all or part of a Property and subsequently extends, renews, or expands the lease (including new leases for more, less, or different space in the same building or complex for commercial properties), Broker will pay Referring Broker a fee equal to:

(1) _____% of all rents to be paid for the term of the extension, renewal, or expansion.

(2) _____

(b) The fee under this Paragraph 4B(2) is payable when Broker receives Broker's fee for the extension, renewal, or expansion under a separate agreement with the owner of a Property. This Paragraph 4B(2) survives termination of this agreement.

(3) Subsequent Sale to a Tenant:

(a) If Prospect leases all or part of a Property and later agrees to buy all or part of a Property within the term of the lease or within 180 days after the date the lease ends, Broker will pay Referring Broker a fee equal to:

(1) _____% of the gross sales price.

Houston Associates Realty Referral Agreement Between Brokers
between _____

(2) _____

(b) The fee under this Paragraph 4B(3) is payable at the time Broker receives Broker's fee under a separate agreement with the owner of a Property. This provision survives termination of this agreement.

C. Related Parties: If a related party of Prospect agrees to buy or lease all or part of a Property within the term of this agreement, Referring Broker will be entitled to all compensation under this agreement as if Prospect had acquired the Property. "Related party" means any assignee of Prospect, any family member or relation of Prospect, any officer, director, or partner of Prospect, any entity owned or controlled, in whole or part, by Prospect, and any entity that owns or controls Prospect, in whole or part.

5. ADDENDA: Addenda made part of this agreement are:

Houston Associates Referral Prospect Addendum.

Broker: _____

By: (Agent) _____

Printed Name & Title: _____

Date: _____

Referring Broker: Houston Associates Realty

By: (Agent) _____

Printed Name & Title: _____

Date: _____



HOUSTON ASSOCIATES REALTY

Jeffrey Hilton Investments Inc

HOUSTON ASSOCIATES REALTY REFERRAL PROSPECT ADDENDUM

Between Houston Associates Realty and _____

- 1. PROSPECT:** "Prospect" means the following buyer, tenant, seller, or landlord:

Prospect: _____

Address: _____

City, State, Zip: _____

Agent: _____

Phone: _____

Fax: _____

E-Mail: _____