
EXHIBIT X BROKER PROJECT

ACTION REQUIRED: USE THIS EXHIBIT FOR BROKER PROJECTS IN CONJUNCTION WITH RLP EXHIBIT "BROKER PROJECT."

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.

ACTION REQUIRED: SELECT THE APPROPRIATE VERSION OF BP 1.01, BP 1.02, AND BP 1.03 AND DELETE ALTERNATE VERSIONS.

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VERSION 1: FOR BROKER PROJECTS WHERE COMMISSION CREDIT IS APPLICABLE - TASKED UNDER THE NATIONAL BROKER CONTRACT 2, GLS, OR GLS PLUS CONTRACT WITH A TASK ORDER ISSUED PRIOR TO JANUARY 16, 2026.

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 **Xth** Month's Rent.*

Month **X** Rental Payment **\$XX,XXX** minus prorated Commission Credit of **\$XX,XXX** equals **\$XX,XXX** adjusted **Xth** Month's Rent.*

Month **X** Rental Payment **\$XX,XXX** minus prorated Commission Credit of **\$XX,XXX** equals **\$XX,XXX** adjusted **Xth** 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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VERSION 2: FOR BROKER PROJECTS WITHOUT COMMISSION CREDIT - TASKED UNDER THE INTERIM BROKER CONTRACT, WHICH WAS EFFECTIVE JANUARY 16, 2026.

BP 1.01 DEFINITIONS: BROKER PROJECT ATTACHMENT (MAR 2026)

B. 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.

BP 1.02 BROKER COMMISSION (MAR 2026)

- C. **[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.

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If GSA awarded the Lease through its Broker, the Lessor must pay GSA's Broker its commission according to the Commission Agreement signed between the Lessor and Broker.

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Document Change History	
Template Date	Description of change
FEB 2026	Newly created exhibit to supplement streamlined changes to R100. Updates to change "shall" to "must."
MAR 2026	GLS Plus bridge contract removed a commission credit for the tenant agency, the RLP and Lease Broker exhibits were updated accordingly.
MAY 2026	1) Combine Feb and Mar 2026 templates with instruction text for the drafter to choose the appropriate version of paragraph 1.01, 1.02, 1.03 depending on the National Broker Contract term the Task Order was issued under. 2) Update lease numbering nomenclature to LSSXXXXX, as defined ss = 2 letter state abbreviation to identify the state where the lease is located, xxxxx = 5 digit number assigned by the acquisition service, from the legacy nomenclature of GS-rrP-Lssxxxxx, as defined as follows: GS = General Services Administration, rr = GSA Region (using 2 digit number format), P = PBS, representing the acquisition service that awards the lease contract, L = Lease contract, ss = 2 letter state abbreviation to identify the state where the lease is located, xxxxx = 5 digit number assigned by the acquisition service.