



BROKERAGE ENGAGEMENT: EXCLUSIVE RIGHT TO SELL AND/OR LEASE

THIS AGREEMENT, of Exclusive Right to Sell and/or Lease, by and between Huckaby Properties, LLC, herein after called Owner, and Summit Commercial Services, Inc., d/b/a The Summit Group, hereinafter called Broker:

WITNESSETH:

1. Owner hereby employs Broker as the sole and exclusive agent to sell, lease or exchange the following described Real Property:

That ±700 square foot building situated on ±0.02 acres and including all improvements thereon lying and being in Upson County, Georgia, described in Deed Book 1818, Page 336, Upson County Clerk's Office, Upson Superior Court, Thomaston, Upson County, Georgia and more commonly known as 102 N Church Street;

2. Broker's right to sell, lease or exchange said Real Property shall commence on the 1st day of September and shall terminate on the 28th day of February 2027. In the event that any contract for sale or lease is entered into during the term of this agreement and said sale or lease shall not close or commence, respectively, until a date after the expiration of this agreement, then in that event, this agreement shall automatically be extended to the date of closing or commencement, as applicable.
3. The listed sales price shall be \$199,000.00, payable in all cash, or certified funds, at closing. The listed lease rate shall be \$1,600/month.

Provided however, Owner shall have the right to agree to any other prices and terms which are acceptable to the Owner.

4. If, during the term of this agreement, the Broker procures a ready, willing and able purchaser for the property at the listed terms, or the Owner sells or conveys, or enters into a contract to sell or convey, any interest, whole or partial, in the Real Property to any other party or entity whatsoever, the Owner shall pay to the Broker, a sales fee equal to 6 percent (6%) of the gross sales price of the Real Property. In the event that any sales contract entered into by the Owner should not close, for any reason other than default on the part of the Owner, then no sales fee shall be due and payable).
5. If, during the term of this agreement, the Broker procures a ready, willing and able tenant of the property at the listed terms, or the Owner leases or conveys any leasehold interest, or enters into a contract to lease or convey any leasehold interest, whole or partial, in the

Real Property to any other party or entity whatsoever, the Owner shall pay to the Broker, as compensation for valuable services rendered, a leasing fee equal to the sum of:

The first month rent plus four percent (4%) of the remaining aggregate monthly rental thereafter, when collected.

6. Owner authorizes Broker to place real estate signs on or within the premises and to remove any and all other signs which are or may be placed on the Real Property during the term of this agreement. Owner further authorizes the Broker to photograph the premises and advertise and market the Real Property, including entering the premises and showing same to prospective purchasers, tenants or co-operating brokers.
7. If, within 90 days after the expiration date of this contract, the Real Property, or any portion thereof, is sold or leased or otherwise conveyed to any buyer who made an offer on, was introduced to, visited, received information on, inquired about or otherwise learned of the Property or to any person, persons or corporation to which Broker had presented or in any way submitted the Real Property during the contract period, Owner agrees to pay Broker, for valuable services rendered, the applicable fee as provided for in this contract. Buyer shall mean any member of Buyer's immediate family that owns or controls, directly or indirectly, more than 10% of shares or interest therein, and any party who is acting under direction or control of any of the above parties.
8. Broker hereby agrees to put forth its best and most diligent efforts to lease, sell or exchange the Real Property in the best interest of the Owner, and Owner hereby authorizes Broker to share information with other licensed real estate brokers and solicit the co-brokerage efforts of other brokers. Broker and Owner hereby agree that the Broker shall not offer other prospective selling brokers the right to represent the Owner through sub-agency.
9. Owner agrees to refer all inquiries concerning the Real Property to the Broker during the term of this agreement. Seller acknowledges that Broker shall rely upon the accuracy of any information furnished by the Owner, and Owner agrees to hold Broker harmless from any cost, expense or damages incurred by the Broker due to any information which may be erroneous or withheld by the Owner.
10. The undersigned represents and warrants that he/she is the rightful and legal owner of the Real Property, and holds title to the Real Property, or has written authorization to enter into this agreement on behalf of, and as agent of, the rightful owner, and the undersigned shall be personally liable for all obligations of the Owner contained herein.
11. In the event Seller breaches this Agreement, Seller shall be responsible to reimburse Broker for the out-of-pocket costs and expenses incurred by Broker and Broker's affiliated Licensees in their efforts to market and sell the Property.
12. This agreement shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors, legal representatives, administrators, executors and assigns.

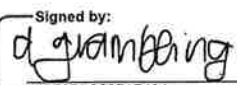
13. This Agreement may be executed in multiple counterparts, each of which, when taken together, shall constitute one and the same original instrument. A facsimile or email in Adobe Acrobat Portable Document Format (PDF), including the signature portion thereof, will be treated and relied upon by all parties hereto as an original Agreement and an authentic signature with the same legal effect as though the facsimile were an original document to which a genuine signature has been affixed.
14. Owner hereby acknowledges and agrees that Owner has read and understands all provisions and disclosures made herein and enters into this agreement voluntarily and fully informed.

IN WITNESS WHEREOF, the undersigned parties hereto have caused this document to be executed and sealed;

OWNER
HUCKABY PROPERTIES, LLC

Signed by: 
By: _____
9BF400E736F245A...
Printed Name: Jared Huckaby
Title: CEO
Date: 9/3/2026

THE SUMMIT GROUP

Signed by: 
By: _____
49F65AC2074E404...
Alexandra Bailey Grambling
Georgia Real Estate License #416351
Firm # 018131
Date: 9/1/2026