

December 06, 2019

Mr. Greg Sanchez

President

Tri Properties, Inc.

5425 Page Rd, Suite 100

Durham, NC 27703

Dear Greg:

We hereby appoint Tri Properties Corporate Services Division as our exclusive broker for the submittal, analysis, presentation, and negotiation or renegotiation of leases, purchases and/or an equity position in or the purchase of buildings or land on behalf of Exploris School Foundation, or its assigns, in the effort to locate Office space in the Great Triangle, NC area.

As our exclusive broker, Tri Properties shall select and analyze, evaluate and negotiate for all space under consideration including any space that employees or members of Exploris School Foundation visit or negotiate for without the presence of Tri Properties. Furthermore, it is understood that Tri Properties will make no commitment on behalf of Exploris School Foundation.

This authorization is effective and shall continue to be in effect for the next twelve (12) months, after which period of time said authorization shall continue on a month to month basis unless and until Tri Properties receives thirty (30) business days prior written notice to the contrary. Either party shall have the right to terminate this agreement at any time within thirty (30) business days prior written notice.

Upon termination of this agreement, Tri Properties Corporate Services Division will provide, within ten (10) business days of termination notice, a written list of the properties (the “Prospect List”) presented to Exploris School Foundation during the period of this agreement. We agree to acknowledge Tri Properties position as procuring broker in the event a transaction is consummated at any of the properties listed in the Prospect List.

We shall refer all space offerings and solicitations, which we may have on file or shall receive from owners, brokers, or others to Tri Properties for possible action and evaluation.

Tri Properties and Exploris School Foundation acknowledge that Tri Properties shall look to the Landlord or Seller for compensation for Tri Properties’ services.

Very truly yours,

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Ellie Schollmeyer, Executive Director, Exploris School Foundation

AGREED AND ACCEPTED:

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Greg Sanchez, President, Tri Properties, Inc.

cc: Ryan Gaylord, Vice President, Tri Properties, Inc.

Luke Enzweiler, Corporate Service Advisor, Tri Properties Inc.