

Property: _____



RETAIL PLAZAS

— INC —

2929 Carlisle St, #170
Dallas, Texas 75204
O: (972) 250-1486 F: (972) 931-0956

APPLICATION FOR LEASE

Please complete the questions listed below. They will help us to determine your needs, evaluate your creditworthiness and draft leases. Answer all questions thoroughly and sign the application. Should you have any questions, consult your leasing agent.

1. Trade Name: _____
(This is the name that will be on your sign)

2. Tenant will be: (check appropriate box)
 INDIVIDUAL- Name: _____
 CORPORATION- Name of Entity: _____
State of Incorporation: _____
Tax ID# _____
 PARTNERSHIP- Name of Entity: _____
Tax ID# _____

4. Principal owners and/or officers: (please include spouse)
 - a. _____ Date of Birth: _____

Address: _____

SS#: _____

Phone: _____

Email: _____

b. _____ Date of Birth: _____

Address: _____

SS#: _____

Phone: _____

Email: _____

c. _____ Date of Birth: _____

Address: _____

SS#: _____

Phone: _____

Email: _____

3. Guarantor: (if different from above)

Name _____ Date of Birth: _____

Address: _____

SS#: _____

Phone: _____

Email: _____

OR

Name of legal entity _____

Type of entity _____

Tax ID# _____

5. In the event of an emergency, please provide the name, address and phone number of the nearest relative:

Name: _____

Address: _____

Phone: _____

Email: _____

6. Name of Current Landlord: _____

Address: _____

Phone: _____

Years there: _____

Have you or your company ever broken a lease contract or ever been sued for nonpayment of rent? _____

7. This store will be: (check appropriate box)

- () Sole location of tenant
- () Second location of tenant
- () Tenant will move here and close present location
- () An additional store in a chain of ____ stores

8. List your principal business activities for the past five years. Include experience for operating this store:

9. List the name and phone number of bank references and business references. Permission is hereby granted to contact the following:

- a. _____ Address: _____
Contact: _____
Phone: _____
- b. _____ Address: _____
Contact: _____
Phone: _____
- c. _____ Address: _____
Contact: _____
Phone: _____

10. **PLEASE ATTACH A COMPLETE PERSONAL AND BUSINESS FINANCIAL STATEMENT (see attached form).**

11. PLEASE SEND A COPY OF EACH PARTY'S DRIVER LICENSE WITH THIS APPLICATION.

Retail Plazas, Inc. ("RPI") is authorized to make all inquiries it deems necessary to verify the accuracy of the statements made herein and to determine your creditworthiness. You are authorizing RPI to **inquire about your prior and current credit** experience.

SIGNED: _____ SS#: _____

SIGNED: _____ SS#: _____

SIGNED: _____ SS#: _____



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>DLK Group, Inc.</u>	<u>553107</u>	<u>thodge@retailplazas.com</u>	<u>972-250-1488 x2</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Thomas Fredrick Hodge III</u>	<u>411447</u>	<u>thodge@retailplazas.com</u>	<u>972-250-1488 x2</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Thomas Fredrick Hodge III</u>	<u>411447</u>	<u>thodge@retailplazas.com</u>	<u>972-250-1488 x2</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Cory Shane McCord</u>	<u>453712</u>	<u>cmccord@retailplazas.com</u>	<u>972-250-1488 x1</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date



RETAIL PLAZAS — INC —

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APPLICANT FORM

APPLICANT:

First Name _____ Middle Initial ____ Last Name _____
Social Security No. _____ - _____ - _____ Date of Birth ____ - ____ - ____
Current Street Address _____
City _____ State _____ Zip _____

Applicant Signature _____ Date _____

By your signature above, you give Retail Plazas, Inc. and AAA Credit Screening Services, LLC authorization to verify all the above information, obtain a credit report and criminal history report and further agree to the terms stated below.

Is this a joint (husband & wife) report (circle one): Yes No

CO-APPLICANT:

First Name _____ Middle Initial ____ Last Name _____
Social Security No. _____ - _____ - _____ Date of Birth ____ - ____ - ____
Current Street Address _____
City _____ State _____ Zip _____

Applicant Signature _____ Date _____

By your signature above, you give Retail Plazas, Inc. and AAA Credit Screening Services, LLC authorization to verify all the above information, obtain a credit report and criminal history report and further agree to the terms stated below.

Applicant: Please read before signing above. Application will not be processed without signature/s.: Applicant and Co-Applicant (if applicable) agree to release and indemnify AAA Credit Screening Services, L.L.C. (C.S.S.), as well as C.S.S.'s owners, employees and C.S.S.'s clients (Company or Landlord specified above) from all liability arising from (1) C.S.S.'s access to or disclosure of information under this application, (2) Applicant and Co-Applicant's use or reliance on consumer credit information, and (3) any other violations of the FCRA or other applicable laws due to the acts or omissions of C.S.S. or C.S.S.'s clients (Company or Landlord specified above). Further, Applicant and Co-Applicant agree to release and indemnify C.S.S.'s information suppliers, their parent, sister, and affiliate entities, as well as their officers, employees, contractors, and agents from all liability arising from C.S.S.'s client's (Company or Landlord specified above)

Please check one or more of the following:

Credit Report W/Score Criminal Report Partial Tenant Screen Full Tenant Screen Special

Client Name: Freehold Management, Inc.

Send Results via: jgarrett@retailplazas.com

FINANCIAL STATEMENT

Name _____ Address _____
 Occupation _____ Statement Date _____
 Phone Number _____ SSN _____

ASSETS <small>(omit cents)</small>	LIABILITIES <small>(omit cents)</small>
Cash in the following banks <i>(itemize)</i> _____ \$ _____ _____ _____ _____	Notes Payable to Banks <i>(itemize)</i> 1. Due to: _____ \$ _____ Collateral: _____ 2. Due to: _____ Collateral: _____ 3. Due to: _____ Collateral: _____
Notes Due to Me <i>(totals only - list on reverse)</i> Secured by Real Estate _____ Secured by Other Collateral _____ Unsecured <i>(Collectible)</i> _____	Other Notes Payable - Secured 1. Due to: _____ Collateral: _____ 2. Due to: _____ Collateral: _____
Other Receivables _____ Stocks and Bonds <i>(totals only - list on reverse)</i> Marketable Stocks _____ Other Stocks _____	Other Notes Payable - Unsecured 1. Due to: _____ 2. Due to: _____
Cash Value Life Insurance <i>(totals only - list on reverse) (not face value)</i> _____ Automobiles: YR: _____ MODEL: _____ YR: _____ MODEL: _____	Taxes Owning: Income Taxes _____ Other Taxes _____
Real Estate <i>(totals only - list on reverse)</i> Homestead _____ Other _____	Life Insurance Policy Loans _____ Due on Automobiles _____ Owing on Real Estate <i>(totals only)</i> Due on Homestead _____ Due on Other _____
Other Assets <i>(describe)</i> _____ _____ _____ _____ _____	Other Liabilities <i>(describe)</i> Personal Bills _____ _____ _____
Total Assets _____	Total Liabilities _____ Net Worth <i>(total assets minus total liabilities)</i> _____ Total Liabilities and Net Worth _____

CONTINGENT LIABILITIES	ANNUAL INCOME
As Endorser, Co-maker or Guarantor _____ \$ _____ On Leases or Contracts _____ Legal Claims _____ Other <i>(list)</i> _____ _____	Salary _____ \$ _____ Commissions and Bonuses _____ Dividends _____ Other <i>(list)</i> _____ _____

Have you executed a will covering your estate? _____ Name of Executor: _____

From time to time, this institution is requested to give financial statement information and credit reports on its customers. If we do not have your permission to give this information, please indicate. _____

The above financial statement and supporting schedules, which are submitted for the purpose of obtaining credit, are a true, complete and correct representation of my financial condition as of the date above.

Witnessed by: _____ Signature: _____
 Date: _____ Prepared by: *(if other than maker)* _____

NOTES AND ACCOUNTS RECEIVABLE

<u>Maker</u>	<u>Original Amount</u>	<u>Current Balance</u>	<u>Maturity and/or Payment Schedule</u>	<u>Collateral, if any</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

STOCKS AND BONDS

<u>Number of Shares</u>	<u>Name of Issuer</u>	<u>Where Traded</u>	<u>Market Value</u>	<u>Pledged (yes or no)</u>	<u>Registered in the Name of</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

LIFE INSURANCE

<u>Company</u>	<u>Policy Number</u>	<u>Face Amount</u>	<u>Cash Surrender or Loan Value</u>	<u>Policy Loan (if any)</u>	<u>Beneficiary</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

REAL ESTATE

<u>Location and Description</u>	<u>Present Value</u>	<u>Monthly Income</u>	<u>Name on Title</u>	<u>Indebtedness</u>	
				<u>Lien Holder</u>	<u>Amount</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Are you a partner in any firm? _____ If so, supply name and interest: _____
 Are there any judgements or suits pending against you and for what amount? _____
 Are any of your assets, other than those indicated in the schedule, pledged or hypothecated in any way? _____