ADDENDUM

Property: 513A Park Avenue, Plainfield NJ 07060, a ground-floor commercial storefront
Owner: 513-521 Park Avenue LLC

Brokerage: _____

Primary Agreement: _____ by and between Owner and Brokerage, dated _____, 2026, and any other agreements or appendices referenced therein.

Pursuant to the Primary Agreement, Brokerage may identify and submit to Owner prospective tenants (each, a "Prospect") that Brokerage believes may be appropriate for the Premises. This "Addendum" is attached to and made a part of the Primary Agreement.

1. **NO AGENCY RELATIONSHIP BETWEEN BROKERAGE AND OWNER**:

   A. Brokerage does not represent Owner and is not acting as Owner's agent. No listing, agency, dual-agency, sub-agency, or other fiduciary relationship exists between Brokerage and Owner. This is a non-exclusive arrangement. Owner may work with other Brokerage firms, receive prospects from other sources, and lease the Premises directly.

   B. Brokerage's relationship with any prospective tenant, and any duties arising from that relationship, are governed separately by applicable New Jersey law and any agreement between Brokerage and the prospective tenant.

2. **SCOPE OF FEES**:

   A. Commission protection applies only to a Prospect whose completed prospect application is submitted to Owner by Brokerage on Owner's designated prospect application form. No commission is payable and no protection applies to a Prospect whose completed application was previously submitted to Owner by another brokerage or who was already in direct substantive discussions with Owner concerning the Premises before Brokerage's submission.

   B. No commission payment to Brokerage from Owner is earned, due, or payable unless and until Owner and Prospect fully execute a lease agreement for the Property, and Prospect's payment for security deposit and first month's rent for the Premises has cleared.

   C. Any commission structure in the Primary Agreement applies strictly to the initial lease term executed by the Prospect. Owner will owe no additional compensation or commission to Brokerage for any future lease renewals, extensions, or expansions.

3. **OWNER UNDERWRITING CONTROL**: Owner retains absolute unilateral control over Prospect screening, and the lease approval process. Owner reserves the right to reject a Prospect at any stage of the review process for any lawful reason without liability or obligation to Brokerage.

4. **MISCELLANEOUS**. In the event of any conflict with the Primary Agreement, the terms of this Addendum shall control.

OWNER:	BROKERAGE:
Signature: _____	Signature: _____
Name/Title: _____	Name/Title: _____
Date: _____	Date: _____