

Addendum to Exclusive Property Management Agreement:

This Addendum is attached to and made an integral part of the Exclusive Property Management Agreement entered into between Tyson Management Company (Agent) and Owner regarding the property located at:

- A. Tenant Procurement Fee:
When managed property is vacant and an acceptable tenant is procured a fee equal to 40% of the first months rent will be due.

- B. Lease Renewal Fee:
When a lease is renewed a fee of \$100 will be due.

- C. Vendor Coordination Fee:
A fee of 15% will be applied to all invoice(s) paid to a third party vendor on your behalf.

- D. Maintenance Fee:
Maintenance work performed by the Agent during normal work hours will be billed at \$40 per hour plus material. After hours maintenance work will be billed at \$65 per hour plus material.

- E. Rent Proceeds by Mail:
There will be a \$5 per month charge on all accounts that receive proceeds by mail. This fee will be waived if an owner signs up for "Direct Deposit."

NOTE: AGENT DOES NOT WARRANT ANY SERVICES PERFORMED OR MATERIALS SUPPLIED BY ANY THIRD PARTY CONTRACTORS. ANY WARRANTIES ARE BETWEEN OWNER AND THE CONTRACTOR PROVIDING SERVICES OR MATERIALS.

By signing this Addendum, the parties acknowledge that they have read and understood all of its terms and conditions, and that they agree to abide by the same.

Owner's Signature _____ Date _____

Owner's Signature _____ Date _____

Agent's Signature _____ Date _____
