

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT. READ IT CAREFULLY.



EXCLUSIVE AUTHORIZATION TO SELL

The undersigned (“Owner”/ “Seller”)

ADIDEV LLC

whose mailing address is **1135 EAST KING STREET KINGSLAND, GA 31548** . hereby employs X ERA REALTY COOPERATING WITH UBICATLANTA LLC. (“Agent”) and grants to Agent, for a period of time (the “Term”) commencing on **MAY 1ST 2026** and ending at midnight on **November 1st 2026**. the exclusive right and authority to sell the real property (the “Property”) located in the County **Camden** State of **GEORGIA**, and more particularly described as follows:

Address:

**CROWN POINTE PKWY,
KINGSLAND, GA**

Owner’s/Seller’s Name: ADIDEV LLC

Parcel ID #: 107 007S

Legal Description:

V/LAND S/S HWY 40

SELL: TBD

COMMISSION: In consideration of the brokerage services to be rendered by Agent, Seller agrees to pay to agent a commission structure as follows: **6% cobrokered 4% Inhouse of the final sale price.**

TERMS and EXPIRATION OF AGREEMENT:

Within (30) days of the termination or expiration of the agreement, thereafter this Agreement shall continue on a month-to-month basis for an additional twelve months unless and until either party hereto shall serve written notice of cancellation to the other party, in which event this Agreement shall terminate thirty (30) days after the service of such notice. X ERA REALTY COOPERATING WITH UBICATLANTA LLC will submit a list of prospects for this project. Said list shall include only those prospects that Agent actively pursued prior to the termination of this Agreement. If any of these prospects sign a letter of intent to lease (or buy, if applicable) and the transaction closes within twelve (12) months of this agreement’s expiration or cancellation, X ERA REALTY COOPERATING WITH UBICATLANTA LLC. will be paid its commission as outlined in this Agreement.

I understand and agree that should the Agent or any company’s other salespersons produce a Buyer for this property, X ERA REALTY COOPERATING WITH UBICATLANTA LLC. will become that of a **Transaction Broker**, and as such the following pertains:

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TRANSACTION BROKER NOTICE

GEORGIA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS TRANSACTION BROKERS DISCLOSE TO TENANTS AND LANDLORDS THEIR ROLE AND DUTIES IN PROVIDING A LIMITED FORM OF REPRESENTATION.

As a transaction broker, X ERA REALTY COOPERATING WITH UBICATLANTA LLC. (and its Associates), provides you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly.
2. Accounting for all funds.
3. Using skill, care and diligence in the transaction.
4. Disclosing all known facts that materially affect the value of real property and are not readily observable to lessee.
5. Presenting all offers and counter offers in a timely manner, unless a party has previously directed the licensee otherwise in writing.
6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a sale price less than the asking or listed rate, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of either party, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement. Limited representation means that the buyer or seller is not responsible for the acts of the licensee.

Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the Tenant and Landlord, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

The agent shall assist the Owner/Seller in marketing the Property and in negotiating the terms and conditions of a sale with any prospects. Agents shall not, however, have authority to bind Sellers to any contract or purchase agreement. Agents shall not be responsible for providing professional advice with respect to any legal, tax, engineering, construction or hazardous materials issues. The agent is a licensed Georgia Real Estate Broker and will be in compliance with all applicable laws and regulations.

Georgia Law

OWNER OBLIGATIONS: In consideration of the obligations of **Broker, Owner** agrees:

- a. To cooperate with **Broker** in carrying out the purpose of this Agreement, including providing **Broker** with all documents needed by prospective tenants, including but not limited to, financial statements, appraisals, records, and documents pertaining to the property/business. The owner warrants the accuracy of the information provided to

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Broker with respect to the Property and agrees to indemnify Broker from any liability or damages arising out of incorrect or undisclosed information.

- b. To immediately refer to **Broker** all inquiries regarding selling of the Property.
 - c. To make Property available for **Broker** access during reasonable times and furnish Broker with any access devices, including but not limited to keys and access codes.
 - d. To inform the Broker before conveying the Property.x
 - e. To indemnify and hold harmless Broker and Broker’s officers, directors, agents and employees from all claims, demands, causes of action, costs and expenses, including reasonable attorneys’ fees at all levels, and from liability to any person, to the extent based on Owner’s misstatements, negligence, action, inaction or failure to perform the obligations of this contract or any agreement with a vendor. This subparagraph will survive **Broker’s** performance.
- Commercial Real Estate Sales Commission Lien Act: The Georgia Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker’s commission. The broker’s lien rights under the act cannot be waived before the commission is earned.

The undersigned Owner and Agent agree to the terms and conditions set forth in this Representation Agreement, and Owner acknowledges receipt of an executed copy hereof.

OWNER: **ADIDEV LLC**

BY: 
[hardik patel \(Apr 22, 2026 16:33:29 EDT\)](#)

Authorized Signature

DATE: 04/22/2026

Agent accepts and agrees to the foregoing.

AGENT:

BY: Murat “Matt” Demir

ADDRESS:
4651 Salisbury Rd #400, Jacksonville, FL32256 #400

BK # 335255
X ERA REALTY COOPERATING
WITH UBICATLANTA LLC

SIGNATURE: MURAT DEMIR
[MURAT DEMIR \(Apr 23, 2026 12:52:41 EDT\)](#)

DATE: 04/23/2026

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NO REPRESENTATION IS MADE BY AGENT AS TO THE LEGAL EFFECT OR VALIDITY OF ANY PROVISION OF THIS REPRESENTATION AGREEMENT. A REAL ESTATE BROKER IS QUALIFIED TO GIVE ADVICE ON REAL ESTATE MATTERS. IF YOU DESIRE LEGAL, FINANCIAL OR TAX ADVICE, CONSULT YOUR ATTORNEY, ACCOUNTANT OR TAX ADVISOR