

Date: 4/15/2024

TO: Simons HK Properties LLC,
RE: Extension of Exclusive Listing Agreement

PROPERTY: 534 West 42nd Street PH8 New York, NY 10036

BOND New York Properties, LLC (Broker) and Simons HK Properties, LLC (Seller) hereby agree to the extension of the Exclusive Listing Agreement dated 9/14/2023, for the Property 534 West 42nd St PH8 New York, NY 10036. Effective upon execution of this Agreement, the Parties shall extend the expiration date of the Listing Agreement to 10/14/2024.

The paragraph regarding the broker commission shall be amended. If the Property is sold during the extended term of the Agreement, Seller agrees to pay Broker a commission equal to five percent (5%) of the sale price of the property. In the event the Property is sold during the extended term of the Agreement to a buyer who is represented by a cooperating broker, including any other licensed associate broker or licensed real estate salesperson associated with BOND, seller agrees to pay Broker a commission equal to two and one-half percent (2.5%) of the sale price of the property, and seller agrees to pay the broker representing the buyer a commission equal to two and one-half (2.5%) of the sale price of the property. In no event will the commission paid by Seller exceed five percent (5%) of the total sale price of the property. Seller's offer to compensate the broker representing the buyer may not be rescinded, withdrawn, or reduced, and it may only be modified in writing and agreed upon by the buyer and the broker firm representing them. The broker firm representing the buyer is an intended beneficiary of the Agreement and this extension thereof.

Prospective buyers Jarek Peterson and Sara Buschman and/or their assigns shall be excluded from the Agreement. In the event they purchase the Property during the extended term of the Agreement, no commission shall be due Broker.

All Provisions of the original Agreement shall otherwise remain in full force and effect.

Approved and Accepted



Simons HK Properties LLC
Seller

Douglas Wagner, Director of Brokerage Services
BOND New York Properties, LLC