

CONFIDENTIAL



Rentgrata Service Agreement

This Master Services Agreement ("Agreement"), effective 9/17/2020, is entered into by and between Rentgrata Inc., and the legal ownership entities represented by The Morgan Group Inc. ("Customer"), as agreed upon by the Authorized Signatory. The Customer identified on Appendix A of this agreement are bound to the terms of this Agreement.

TERM

Through 12/31/2021

PRICING

Property Size (Units)	Subscription	Implementation
Less than 100	\$127	\$250
100 – 199	\$212	\$250
200 – 349	\$297	\$250
350 +	\$382	\$250

PROPERTIES

See Appendix A

Subscription

Customer will pay Rentgrata on a monthly subscription basis. Customer will only be charged the monthly rate detailed in the table above and will not be charged any additional fees based on leads or leases generated by Rentgrata. If subscription service begins after the first day of the month, Subscription Rate will be prorated for the remaining days of the first month of service. If subscription service ends before the last day of the month, this Agreement shall be extended until the last day of that month, with a full month of Subscription Rate being charged.

Implementation Fee

Customer will be invoiced a one-time, non-refundable Implementation Fee in the amount listed in the table on the first page of this agreement. Implementation Fee is per property. Implementation Fee invoice will accompany the first month's subscription invoice.

Terms of Use

Customer agrees to be bound by the Rentgrata Terms of Use found at <http://rentgrata.com/terms> which are hereby incorporated by reference. Any terms used in this Agreement and capitalized but not defined will have the meanings set forth in Rentgrata's Terms of Use.

Rentgrata, Inc.

Signature:

Zach Sloan

Printed Name: Zach Sloan

Title: Co-Founder

Date: 8/6/2020

Customer

Signature:

DocuSigned by:
Joe Melton
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Printed Name:

Joe Melton

Title:

VP of Marketing & Mgmt. Support Services

Date:

9/17/2020

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Customer Resident Referral Reward Advertisement

Customer can elect to advertise a Referral Reward through Rentgrata. The Total Referral Reward (TRR) provided must be in multiples of \$50. When a prospect communicates with a current resident of Customer's property, and the prospect at some time in the future sends a guest card to the Customer, the prospect and the current resident involved in the interaction will each be put in line for portions of the TRR declared by Customer in the Activate Tab (Step 1, Total Amount). If that prospect signs a lease and subsequently moves into the property, and no restrictions presented by Customer apply, Customer is responsible for paying the TRR to the eligible prospect (incoming resident) and current residents within the timeframe selected by Customer in the Activate Tab (Step 1, Payout Period). Customer will be responsible for Subscription Fee in addition to TRR payment to prospect and resident(s).

Should a prospect communicate with more than one current resident before submitting a User Data contact card, the prospect will still be entitled to its portion of the TRR, but the current residents with whom the prospect communicated will be entitled to a split of the remaining the TRR allotted to current residents.

Marketing Requirements

Rentgrata does not require a contact list of Customer's residents. At Rentgrata's request and Customer's approval, Customer agrees to send its residents email correspondence and to post on its social media pages. Correspondence or social media posts may include or pertain to announcement of the working relationship between Customer and Rentgrata, updates or milestones regarding services or products offered by Rentgrata, changes to the TRR as decided by Customer, among other items.

Early Cancellation

If Customer wishes to cancel any service provided by Rentgrata at a given property prior to the end of the then current initial or renewal Term, Customer must provide no less than 30 days written notice to hello@rentgrata.com. Customer will remain in contract for the remainder of the month in which written notice was given and the immediately following month, and will be invoiced a prorated amount during the next following month if the final 30 days overlap the end of a month. If Customer is cancelling Rentgrata's services due to disposition or sale of an asset, the 30 day written notice does not apply and Customer will be able to terminate Rentgrata services upon disposition or sale date.

Initials: _____

Last Revised: July 2020