



MODIFICATION OF TERMS - LISTING AGREEMENT
(May be used for Listings or Property Management Agreements)
(C.A.R. Form MT-LA, Revised 6/25)

The Listing Agreement OR ☐ Other _____
dated 10/17/2025, between Nelson Shelton & Associates ("Broker")
and Freddee Towles, Arlene and Michael Rosen Foundation, an irrevocable trust ("Principal"),
regarding the real property, manufactured home, or business described as 1255 Del Resto Drive, Beverly Hills Post Office, CA 90210
is modified as follows:

PRICE: The listing price, price range, lease or rental amount shall be changed to: Fifteen Million Four Hundred Five Thousand Dollars (\$ 15,495,000.00)

EXPIRATION DATE: The expiration date is changed to: _____.

NOTE: If the listing agreement is an exclusive agreement regarding residential property improved with one to four units, the renewal may not last longer than 12 months from the date of this Modification. This restriction does not apply if Principal is a corporation, LLC or partnership. If the renewal exceeds 12 months on a residential 1-4, this Modification is void, unless Principal is a corporation, LLC or partnership. It is unlawful to record or file the listing agreement, or a memorandum or notice thereof, with the county recorder.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE COMMISSIONS IS NOT FIXED BY LAW. THEY ARE SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN PRINCIPAL AND BROKER (REAL ESTATE COMMISSIONS INCLUDE ALL COMPENSATION AND FEES TO BROKER).

COMPENSATION: The amount of compensation is changed as follows: _____

OTHER: _____

MANAGEMENT APPROVAL: If an associate-licensee in Broker's office (salesperson or broker-associate) enters into this Modification of Terms on Broker's behalf, Broker or Manager has the right to cancel this Modification of Terms, in writing, within **5 Days** after its execution.

All other terms of the Listing Agreement remain in full force and effect, except as modified herein.

By signing below, Principal acknowledges that they have received a copy of this Modification of Terms - Listing Agreement, and they have read, understand, and agree to its terms.

Principal Freddee Towles Date _____
Principal Arlene and Michael Rosen Foundation, an irrevocable trust Date _____

Real Estate Broker (Firm) Nelson Shelton & Associates DRE Lic # 02173137
By _____ DRE Lic # 00558167 Date _____
Ronald Joseph Miller

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MODIFICATION OF TERMS - LISTING AGREEMENT (MT-LA PAGE 1 OF 1)



TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 1255 Del Resto Drive, Beverly Hills Post Office, CA 90210 ("Property"),
in which Freddee Towles, Arlene and Michael Rosen Foundation, an irrevocable trust is referred to as ("Seller/Housing Provider")
and Nelson Shelton & Associates is referred to as ("Brokerage").

List Price, Price Range, Lease Amount (WO) 1
Fifteen Million Four Hundred Ninety- Five Thousand

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Seller/Housing Provider Freddee Towles Date _____

Seller/Housing Provider Arlene and Michael Rosen Foundation, an irrevocable trust Date _____

Brokerage Nelson Shelton & Associates

By Ronald Joseph Miller Date _____

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