

GREEN STREET NEWS SUBSCRIPTION TERMS OF SERVICE

Effective as of October 1, 2026

These Green Street News Subscription Terms of Service (“**Terms**”) govern your access to and use of the subscription news products made available by Green Street Advisors, LLC and its subsidiaries (collectively, “**Green Street**”) and as further identified in your Subscription Confirmation (as defined below) (the “**News Products**”).

BY CHECKING THE BOX NEXT TO “I AGREE TO GREEN STREET’S TERMS OF SERVICE AND PRIVACY POLICY”, COMPLETING THE SUBSCRIPTION CHECKOUT, OR ACCESSING THE NEWS PRODUCTS, YOU (THE “SUBSCRIBER”) ACCEPT THESE TERMS AND REPRESENT THAT YOU HAVE THE AUTHORITY TO BIND THE ORGANIZATION ON WHOSE BEHALF YOU ARE SUBSCRIBING. IF YOU DO NOT AGREE, DO NOT SUBSCRIBE OR ACCESS THE NEWS PRODUCTS.

1. Subscription and License. Subject to your compliance with these Terms and timely payment of Fees, Green Street grants you, during the Subscription Term (as defined below), a limited, non-exclusive, non-transferable, non-assignable, revocable license, without the right to sublicense, the News Products solely for you or your organization’s internal business purposes. As may be used in these Terms, “**Authorized Users**” shall mean employees and officers of your organization who have a legitimate internal business need to access the News Products. Independent contractors and advisors or agents are not Authorized Users. You are responsible for ensuring that only Authorized Users access the News Products and for all use and misuse occurring under your credentials.

2. Fees and Payment. You shall pay Green Street the annual subscription fees as set forth in the confirmation email you receive upon completing payment (the “**Subscription Confirmation**”) for the News Products (the “**Fees**”) plus any applicable Taxes. (“**Taxes**” shall mean any tax obligation or legal duty to collect sales taxes, use taxes, or other taxes that may be imposed upon Green Street by any governmental tax authority in relation to the amounts due or received by Green Street under these Terms, but excluding income taxes imposed on Green Street’s income.) Any Fees must be made by credit card or ACH debit only. By subscribing, you authorize Green Street to charge your designated payment method for the Fees at the start of the Initial Term and any Renewal Term thereafter. The Fees for the subscriptions shall be paid on an annual basis at the commencement of the Initial Term (as defined below) or any Renewal Term unless you or Green Street has given written notice at least sixty (60) days before expiration of the Subscription Term or any Renewal Term that you desire not to renew your subscription. The Fees shall be paid or debited on an annual basis. Any Fees not paid when due will be subject to a late charge in the amount of one and one-half percent (1.5%) per month or the maximum amount allowable by law, whichever is less. Such interest shall accrue from the day after the date on which payment is due up to and including the date on which payment is received by Green Street. In any action to enforce or arising out of these Terms, the prevailing party shall recover its reasonable costs and attorneys’ fees, including post-judgment collection costs.

3. Term and Renewal. Your subscription begins on the date confirmed in your Subscription Confirmation and continues for one (1) year (the “**Initial Term**”). At the end of the Initial Term, and at the end of each Renewal Term thereafter, your subscription will automatically renew for successive one-year periods (each, a “**Renewal Term**”, and together with the Initial Term, the “**Subscription Term**”), unless either party provides written notice of non-renewal at least sixty (60) days before the end of the then-current term. All notices regarding your subscription should be sent to your account manager and clientsupport@greenstreet.com. For each Renewal Term, the Fee will increase by 6% over the prior year’s Fees, unless Green Street provides a revised list of Fees in writing at least ninety (90) days prior to renewal. Green Street may terminate these Terms for convenience upon written notice. Upon such termination, provided you are not in material breach, Green Street will refund a pro-rata portion of any prepaid, unused Fees. You may terminate these Terms at any time upon written notice. Early termination by you, other than for Green Street’s material breach of these Terms, does not entitle you to a refund of any prepaid Fees and does not suspend or reduce your obligation to pay the Fees for the full Subscription Term. Any unpaid Fees become immediately due upon your termination. Upon termination, you may retain print or electronic copies of News Products solely as required by your legal, regulatory, or backup obligations, subject to any confidentiality obligations in these Terms.

4. Proprietary Information. The News Products, and all content therein, are the proprietary, trade secret, and copyrighted property of Green Street or its licensors. No News Products content is sold to you; only a limited license as described in Section 1 is granted. Green Street retains all right, title, and interest in the News Products, including all copyrights, renewals, and other intellectual property rights. The News Products may not be reproduced, copied, quoted, disseminated, or transferred without Green Street’s express written consent.

5. Confidential Information. You agree to use commercially reasonable efforts (and no less than the efforts you use to protect your own confidential information) to maintain the confidentiality of the News Products and their contents, and shall not disclose them to any person or entity other than Authorized Users. “Confidential Information” includes all content within the News Products and the terms (including Fee amounts) of these Terms, but excludes: (a) information that becomes publicly known through lawful means not involving your breach; (b) information already in your possession prior to disclosure or publication by Green Street; (c) information you independently developed without reference to the News Products, or (d) information that enters the public domain through means other than your disclosure. You may disclose Confidential Information if required by law or court order, provided you give Green Street at least ten (10) business days’ prior written notice (where legally permissible) and cooperate with any request by Green Street for a protective order. Upon termination of your subscription, you shall destroy (or return, at Green Street’s election) all copies of the News Products and certify such destruction in writing upon request, except for one copy retained solely for regulatory compliance purposes.

6. Restrictions on Use; AI Tools. Except as expressly permitted, you may not: (a) reproduce, distribute, publish, or disseminate News Products content to third parties, except for brief, de minimis excerpts with no independent commercial value, which could not substitute for the News Products, and which would not reasonably affect the market for the News Products (“*Insubstantial Portions*”); (b) create derivative works from the News Products for distribution to third parties; (c) decompile, disassemble, or reverse engineer any component of the News Products; (d) redistribute, sublicense, rent, sell, or otherwise transfer rights to the News Products; (e) remove or alter any trademark, copyright, or other proprietary notice; or (f) use the News Products for any purpose other than your organization’s internal business use. Without Green Street’s prior written consent, you may not integrate or include any News Products content into any generative AI, machine learning, large language model, or similar technology in any manner that would result in such content becoming accessible to third parties or persons who are not Authorized Users. You may use News Products content in private, access-controlled AI tools only. Green Street retains all ownership in News Products content regardless of AI outputs. News Products content may not be used to train or fine-tune any AI models.

7. Disclaimer and Limitation. THE NEWS PRODUCTS ARE PROVIDED “AS IS” WITHOUT ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH ARE HEREBY EXPRESSLY DISCLAIMED. GREEN STREET EXPRESSLY DISCLAIMS ANY GUARANTEE AS TO THE ACCURACY, COMPLETENESS, TIMELINESS, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE NEWS PRODUCTS. GREEN STREET MAY RELY ON PUBLICLY AVAILABLE INFORMATION WITHOUT INDEPENDENT VERIFICATION AND SHALL NOT BE RESPONSIBLE FOR INACCURACIES, CONCLUSIONS, RECOMMENDATIONS, OR OPINIONS IN THIRD-PARTY INFORMATION. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, GREEN STREET SHALL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, OR EXEMPLARY DAMAGES, INCLUDING LOST PROFITS OR REVENUES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. GREEN STREET’S TOTAL LIABILITY TO YOU UNDER ANY THEORY (CONTRACT, TORT, STATUTE, OR OTHERWISE) SHALL NOT EXCEED THE TOTAL FEES PAID BY YOU TO GREEN STREET IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM.

8. Representation and Warranty. Green Street represents and warrants that it has sufficient right, title and interest in and to the News Products to grant the license under these Terms. You represent and warrant that: (i) you have the authority to bind your organization to these Terms; (ii) you understand the risks inherent in electronic access systems and are responsible for the security of your access credentials; and (iii) you are aware of applicable securities laws restrictions regarding material non-public information.

9. Indemnification. You agree to indemnify, defend, and hold harmless Green Street and its affiliates, employees, officers, members, and agents from and against any claims, losses, damages, and costs (including reasonable attorneys’ fees) arising from: (i) your use or disclosure of the News Products in violation of these Terms; (ii) third-party claims arising from your distribution or disclosure of News Products content in violation of these Terms; or (iii) your breach of any representation or warranty herein; *provided* that you shall not be obligated to indemnify Green Street for losses attributable to Green Street’s own gross negligence, willful misconduct, or bad faith. Green Street agrees to indemnify, defend, and hold harmless you and your organization from and against any third-party claims that the News Products, as delivered, infringe a third party’s intellectual property rights, *provided* that: (i) you give Green Street prompt written notice of such claim; (ii) Green Street controls the defense (subject to any settlement not imposing obligations on you without your consent); and (iii) you provide reasonable cooperation. Green Street’s

indemnification obligations do not apply to the extent infringement results from your modification of the News Products or use outside the scope of these Terms.

10. General.

- (a) You may not assign these Terms without Green Street's prior written consent. Green Street may assign these Terms without your consent. Any purported assignment in violation of this section is void.
- (b) If you acquire, are acquired by, or merge with another Green Street customer during the Subscription Term, Green Street reserves the right to adjust the Fee to reflect combined usage. This Agreement shall not automatically terminate in such event; any successor entity shall be bound by these Terms.
- (c) These Terms, together with your Subscription Confirmation, constitute the entire agreement between the parties with respect to the News Products and supersede all prior agreements.
- (d) Green Street may amend these Terms by posting updated Terms to <https://www.greenstreet.com/disclosures/> and/or providing a notice to you by email in the event of any material changes. Your continued access to the News Products after the effective date of amended Terms shall constitute your acceptance.
- (e) Green Street's failure to enforce any provision shall not constitute a waiver. If any provision of these Terms is held unenforceable, it shall be modified to the minimum extent necessary to make it enforceable, and the remaining provisions shall remain in full force.
- (f) You acknowledge that breach of Sections 4 (Proprietary Information), 5 (Confidential Information), or 6 (Restrictions on Use; AI Tools) may cause immediate and irreparable harm for which monetary damages would be inadequate, and that Green Street shall be entitled to seek injunctive or other equitable relief without the requirement of posting bond.

12. Governing Law; Non-United States Residents & Jurisdictional Matters. These Terms are governed by the laws of the State of California, without regard to conflict of law principles. The parties irrevocably submit to the exclusive jurisdiction of the federal and state courts located in Orange County, California (or the Central District of California for federal matters) for all disputes arising under these Terms. Green Street operates the News Products in the United States. Green Street makes no representation that the News Products, and their copyrights, trademarks, patents, and licensing arrangements, are appropriate or available for use in locations other than the United States. If you access this site from locations outside of the U.S. you do so on your own initiative and at your own risk, and you are solely responsible for compliance with local laws, if and to the extent local laws are applicable. Green Street's News Products are controlled and operated by Green Street primarily from its offices within the United States. Green Street makes no representations or warranties that News Products are appropriate or available for use in other locations.

ONLINE PAYMENT TERMS AND CONDITIONS

These Online Payment Terms and Conditions (“**Terms**”) constitute a contract between you and Green Street Advisors, LLC on behalf of itself and its subsidiaries (collectively, “**Green Street**”) concerning the products and services licensed to you (“**Services**”) and your use of Green Street’s Payment Platform (the “**Payment Platform**”). Please read them carefully. To complete a transaction using this Payment Platform, you must accept the Terms by clicking “**PAY**”. All payments of Green Street Services or Products using the Payment Platform are subject to these Terms.

Important security note: Green Street will never ask for your credit card information by phone or over email. Never transmit credit card information to us other than through the Payment Platform.

Green Street accepts the following credit cards, as well as ACH payments:

- American Express
- Discover
- MasterCard
- Visa

In using the Payment Platform, you warrant that:

- You (if you are a natural person) are 18 years of age or over.
- You have the appropriate authority to validly accept these Terms and are able to and will meet your obligations in relation to these Terms.
- The credit card used in connection with the Services is issued in your name or you are authorized to use the credit card.
- You or your company will pay the credit card issuer all charges incurred in the use of the Services.
- All information supplied by you in connection with your use of the Services is true and correct.

Use of this Payment Platform

You may use the Payment Platform for the purpose of making payments to Green Street online via credit card or ACH for products and services licensed by Green Street to you, provided you do not in any way damage or disrupt the Payment Platform or its operation or use it for any unauthorized or unlawful purpose. You may not use this Payment Platform for the transfer of money by us to any third parties on your behalf. When you complete the online payment form, funds will be charged to your credit card or deducted from your bank account. All payments are debited to Green Street. Due to the way transactions are processed by the third party, external banking sites, there may be delays of 1-3 days in updating your payment in Green Street’s records.

Credit card payments are secure:

- Payments through the Payment Platform will be processed directly by Stripe (the “**Service Provider**”), and use of the Payment Platform shall also be subject to [Stripe’s terms and policies](#).
- Credit card numbers are protected with a high level of encryption when transmitted over the Internet.
- Green Street does not directly process or store your credit card information. Your payment details are transmitted directly to the Service Provider without passing through any of Green Street’s systems.

Payment and Confirmation:

- Before completing your transaction, it is your responsibility to verify that all transaction information and other details are correct. Green Street accepts no liability for transactions which are incorrect as a result of inaccurate data entry when using the Payment Platform or for loss of data or information caused by factors beyond our control.
- Completing a transaction using the Payment Platform will cause your payment details to be submitted to the Service Provider.
- If successful, your credit card will be charged immediately and you will receive a confirmation notice of your completed payment.
- If unsuccessful, you will be advised that your payment has failed. Green Street will not be advised why a payment has failed; therefore, you should contact your credit card provider for details.
- Green Street will confirm your transaction details via email once the payment has been received by our Service Provider. Once a payment has been made it cannot be cancelled. We do not accept any responsibility for refusal or reversal of payments, which shall be a matter between you and your credit card issuer.
- Green Street’s Privacy Policy is incorporated herein by this reference. Please read it. It can be found on our website. You acknowledge and agree to the Privacy Policy.

By using the Payment Platform, you accept and consent to your personal data and/or company data being stored by Green Street and provided to the Service Provider for the purpose of offering and administering the online payment, including details such as your name, email address, phone number, company name, title, and Services licensed. We respect the privacy of every individual and company who visits our site. The Green Street website has security measures in place to protect the loss, misuse, and alteration of the information under our control.

These Terms are subject to change at any time with or without notice. Each transaction shall be subject to the specific Terms in place at the time of the transaction.

We do not warrant that the Payment Platform and/or your use of it will be error-free, immediate, virus-free and/or continuously available or that the information provided through it will be complete, accurate and/or up-to-date.

To the extent permitted by law, we disclaim and do not accept liability for any damage, loss, costs (including legal fees and expenses), expenses, indirect losses, or consequential damages of any kind which may be suffered or incurred by you in using the Payment Platform. If, for any reason, we are found to be liable to you for any damage or loss which arises as a result of your use of the Payment Platform, our liability shall not in any event exceed the dollar amount of the transaction which formed the basis for the damage or \$1,000, whichever is lesser.

Indemnity:

You agree to indemnify, defend and hold us harmless for any loss, cost, or expense suffered or incurred by us as a result of:

- Your intentional misuse of the Payment Platform;
- Your negligent acts or omissions in using the Payment Platform;
- Any claim, cause of action, liability, or damages asserted against us by a third party arising out of or related to your use of the Payment Platform.

Governing Law:

These Terms are governed by and shall be construed in accordance with California law. Any action arising out of or related to these Terms shall be brought exclusively in the federal or state courts of the State of California, County of Orange. You agree to be subject to the personal jurisdiction of these courts for any such action or any matter in connection with the Payment Platform and these Terms.

If you have any questions or concerns regarding your use of the Payment Platform, please contact Green Street by email at accountsreceivable@greenstreet.com or telephone at 949.640.8760.