



The Learning Experience

\$5,120,000 | 6.25% CAP

9056 Tehama Ridge Pkwy, Fort Worth, TX 76177

- ✓ **Brand New Construction, 15 Year Lease With 8% Rent Bumps Every 5 Years**
- ✓ **Outstanding Demographics with a 3 Mile Population over 109,000+, Average Household Income Over \$107,000 and 17% of the Population aged 10 and Under**
- ✓ **High Traffic Area, Just Off Purple Heart Trail (70,948 VPD) and Monarch Hwy (42,749 VPD)**
- ✓ **Near One of the Largest Mixed-Use Developments in the Southwest (Nort City / 300 Acres) and adjacent to 89 Acre Mixed Use Development (The Citadel)**
- ✓ **Extremely Dense Retail Region with over 2M S/F of Shopping Centers Surrounding the Property. Anchor Tenants Include Costco, Target, Kroger, Dicks and Much More**

SUBJECT PROPERTY

THE LEARNING EXPERIENCE FORT WORTH, TX



SUBJECT PROPERTY

THE LEARNING EXPERIENCE FORT WORTH, TX



HERITAGE TRACE PARKWAY
(30,000 VPD)

PURPLE HEART TRAIL
(71,000 VPD)

- THE CITADEL 86 ACRE MIXED USE DEVELOPMENT
- 500 APARTMENT HOMES
- 65 ACRES OF RESTAURANTS, ENTERTAINMENT, FITNESS AND HOTEL

TEHAMA RIDGE PARKWAY
(12,707 VPD)

CINEMARK
JCPenney

DICK'S SPORTING GOODS

Chick-fil-A

belk

BEST BUY



HOBBY LOBBY

THE LEARNING EXPERIENCE
Academy of Early Education

The Learning Experience is **America's fastest growing daycare** franchise with over **450 centers** open or under development. More than **95% of their pre-school graduates** read before kindergarten, and **more than 70% of their franchisees** buy additional units or refer new franchisees to the company.



INVESTMENT OVERVIEW

THE LEARNING EXPERIENCE FORT WORTH, TX

\$5,120,000

6.25% CAP

NOI

\$320,000

Building Area

±10,000 SF

Land Area

±1.36 AC

Year Built

2021

Lease Type

Net Lease

Occupancy

100%

Ownership

Fee Simple Interest

- ✓ **Open and operating.** Rent Commenced May 2021
 - ✓ **New Construction, 15 Year Net Lease With 8% Rent Bumps every 5 Years.** Subject Property has one of the best operators in North Texas.
 - ✓ **Outstanding Demographics with a 3 Mile Population over 109,000+ Average Household Income Over \$107,000 and 17% of the Population aged 10 and Under.** The Population under 10 represents the second largest population percentage in the area.
 - ✓ **High Traffic Area:** Just Off Purple Heart Trail (70,948 VPD) and Monarch Hwy (42,749 VPD). Just 15 minutes north of Fort making it a perfect location for parents dropping off students to and from Fort Worth
 - ✓ **Huge Developments Coming Adjacent to Property.** The 300 Acre North City Development will offer the finest retail, restaurants, offices, hotels and residential in Fort Worth. The 89 Acre Development, "The Citadel", will feature 65 Acres of retail, 600,000 SF Lifestyle Center, 96,000 Sf of Office and 500 Apartment Homes.
 - ✓ **Extremely Dense Retail Region with Over 2M SF of Retail:** Anchor Tenants include WinCo Foods, Costco, Target, TJ Maxx, Hobby Lobby, Bet Buy, Belk, JC Penny, Kroger, Dicks Sporting Goods and Cinemark
 - ✓ **Direct Exposure to Younger Population.** Adjacent to Main Event, a large entertainment facility that includes bowling, laser tag, mini golf, arcade games and gravity ropes. Across the street is a Kids Mania, a massive playground with arcade games specifically targeted for young children.
 - ✓ **Fort Worth was the Fastest Growing City in America from July 2020 to July 2021.** Recognized Companies have moved their headquarters to DFW, most recently Caterpillar.
- Landlord responsible for Roof, Structure and Foundation

CONTACT FOR DETAILS

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SECURE
NET LEASE

JCPenney

BEST BUY

DICK'S SPORTING GOODS

CINEMARK

86 ACRE MIXED USE DEVELOPMENT

HOBBY LOBBY

THE LEARNING EXPERIENCE
SUBJECT PROPERTY
9190 TEHAMA RIDGE PKWY.

ALDI

TJ-maxx

TARGET

OLD NAVY

COSTCO WHOLESALE

PRESIDIO TOWNE CROSSING

300 ACRE MIXED USE DEVELOPMENT



PROPOSED 300 ACRE MIXED-USE DEVELOPMENT

TENANT OVERVIEW

THE LEARNING EXPERIENCE FORT WORTH, TX

The Learning Experience

EMPLOYEES

1,790+

FRANCHISE 500

RANKING

68

LOCATIONS

450



thelearningexperience.com

Lessee: TLE a Fort Worth - Tehama Ridge, LLC, a Delaware limited liability company

Guarantor: THE LEARNING EXPERIENCE CORP., A Delaware Corporation

The Learning Experience was founded in 1980 and has consistently been impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country

With over **450 locations and 35 centers** being opened annually, The Learning Experience remains one of the **fastest growing Day Cares** in the country. With a longstanding track record of success for both the students and the franchisees, more than **95% of their pre-school graduates** read before kindergarten, and more than **70%** of their franchisees buy additional units or refer new franchisees to the company.

Their early childhood education program for preschoolers was developed and **improved over 40 years**. Their proprietary L.E.A.P. (Learning Experience Academic Program) Curriculum includes American Sign Language, a phonics program, foreign language programs, manners and etiquette, **physical fitness**, STEM, and a philanthropy program that teaches children the value of selflessness and giving. These programs, along with **educational enrichment programs** that are offered provide a well-rounded early education to preschoolers—one that's developed to meet and **exceed national standards** and proven to get children on the path to a bright future.



IN THE NEWS

THE LEARNING EXPERIENCE FORT WORTH, TX

Golden Gate Capital Acquires The Learning Experience, a National Franchise and Academy of Early Education

(THE LEARNING EXPERIENCE)

Golden Gate Capital ("Golden Gate"), a leading private equity investment firm, today announced that it has acquired The Learning Experience, one of the nation's largest and fastest-growing academies of early education for children six weeks to six years old.

The Learning Experience, headquartered in Deerfield Beach, Florida, is led by Co-Founder, Chairman, and Chief Executive Officer Richard Weissman. Financial terms of the transaction were not disclosed.

"Golden Gate Capital is a San Francisco-based private equity investment firm with over \$15 billion of capital under management. The principals of Golden Gate Capital have a long and successful history of investing across a wide range of industries and transaction types, including going-privates, corporate divestitures, and recapitalizations, as well as debt and public equity investments."

Richard Weissman co-founded The Learning Experience in 2001, building on the Weissman family's decades of experience developing and implementing child care and early education programs in a safe and positive environment. The Learning Experience offers state-of-the-art facilities and a proprietary curriculum for children to develop core academic skills, fitness and healthy lifestyle skills, and life and comfort skills, all under the care of nurturing teachers and staff. Over the past two decades, Weissman successfully pioneered a franchise model to expand The Learning Experience to more than 300 company-owned and franchise centers operating or under development across 22 states, with plans to open its first international location in late 2019 in the United Kingdom.

EXPLORE ARTICLE

Affordable daycare called critical to U.S. economic recovery

KHRISTOPHER J. BROOKS, JULY 12, 2021 (CBS NEWS)

In addition to good-paying jobs, affordable child care options play a critical role in helping U.S. workers recover from the coronavirus pandemic, according to early education experts.

Learning Experience facilities charge about \$4-\$8 an hour per child, according to Weissman, which he says is affordable for dual-income families, despite the increase in labor costs.

Sending children to low-cost child care centers will enable parents — particularly women — to return to the office, according to Richard Weissman, CEO of the Learning Experience, a Florida-based child care chain. Nearly 3 million American women left the labor force during the pandemic, and have yet to reclaim their jobs, in part because they're shouldering increased child care responsibilities.

"Women need to get back into the workforce," Weissman told CBSN. "The opportunity for a two-income, mother-and-father [household] should be right in front of us."

It's critical for youngsters to return to daycare where much of their social, emotional and educational development takes place, according to Weissman.

President Joe Biden is also cognizant of how critical child care is to full economic recovery in the U.S.

The Biden administration's American Families Plan, now being debated in Congress, would invest \$225 billion to improve child care and curb its cost.

"The most hard-pressed working families won't have to spend a dime if, in fact, my plan works," Biden said during a press conference in May. "If you're low-income folks, you'll be able to get child care for free."

EXPLORE ARTICLE

LEASE OVERVIEW

THE LEARNING EXPERIENCE FORT WORTH, TX

Initial Lease Term	15 Years, Plus (2), 5-Year Options to Renew
Rent Commencement	May 2021
Lease Expiration	May 2036
Lease Type	Net Lease
Guarantee	Corporate *
Rent Increases	8% Every 5 Years
Years 1-5	\$320,000
Years 6-10	\$345,600
Years 11-15	\$373,248
Option 1	\$403,107
Option 2	\$435,356

5 Year Corporate Guarantee with \$100,000 burn offs per year



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



TEXAS HEALTH HARRIS METHODIST HOSPITAL-ALLIANCE (24 BEDS)



O A PETERSON ELEMENTARY SCHOOL (732 STUDENTS)

TEHAMA RIDGE PARKWAY #1707 VPD

PURPLE HEART TRAIL #70-948 VPD

KELLER EARLY LEARNING CENTER SCHOOL (192 STUDENTS)

TIMBERVIEW MIDDLE SCHOOL (1,137 STUDENTS)

CITY PARC AT KELLER APARTMENTS (312 UNITS)



JUNCTION CROSSING APARTMENTS (277 UNITS)



TALLGRASS VILLAGE (283 UNITS)



EAGLE RIDGE ELEMENTARY SCHOOL (569 STUDENTS)

81

LIZZIE CURTIS ELEMENTARY SCHOOL (682 STUDENTS)

INTERNATIONAL LEADERSHIP OF TEXAS, KELLER K-8 (443 STUDENTS)



MEN'S WEARHOUSE, MATTRESS FIRM

FIREHOUSE SUBS

FIVE GUYS BURGERS and FRIES



287

THE LEARNING EXPERIENCE SUBJECT PROPERTY 9190 TEHAMA RIDGE PKWY.



five BELOW

DICK'S SPORTING GOODS

BJS RESTAURANT

Jersey Mike's SUBS



HIGHWAY 287 #37388 VPD

ALLEIA AT PRESIDIO APARTMENTS (231 UNITS)



CINEMARK

carter's

DSW DESIGNER SHOE WAREHOUSE

RACK ROOM SHOES



35W

MEDICAL CITY ALLIANCE (99 BEDS)

JCPenney

rue 21

chili's

Bath & Body Works



PET SMART

Kroger

belk

SMOOTHIE KING

LONE STAR ELEMENTARY SCHOOL (689 STUDENTS)

DOLLAR TREE, at home

COSTCO WHOLESALE

PANDA EXPRESS

Wendy's

Tuesday Morning

maurices

WING STOP

Pollo Loco

MATTRESS FIRM

OLD NAVY

Red Robin

Starbucks

Jack in the box

TARGET

SHOE CARNIVAL

amazon

Chick-fil &

Jack

Firestone COMPLETE AUTO CARE

ROSS DRESS FOR LESS

Chick-fil &

JJ

HomeGoods

WinCo FOODS

IN-N-OUT BURGER

WHATABURGER

ALDI

TJ-maxx

PAPA JOHN'S

Guitar Center

Domino's

petco

tropical CAFE

Cane's

SHERWIN WILLIAMS

MONTERRA VILLAGE (550 UNITS)



FOSSIL RIDGE HIGH SCHOOL (2,338 STUDENTS)



Walgreens

CHISHOLM RIDGE ELEMENTARY SCHOOL (615 STUDENTS)

VISTA RIDGE MIDDLE SCHOOL (773 STUDENTS)

NORTHPOINT VILLAS (276 UNITS)

HERITAGE ELEMENTARY SCHOOL (563 STUDENTS)



SITE OVERVIEW

THE LEARNING EXPERIENCE FORT WORTH, TX

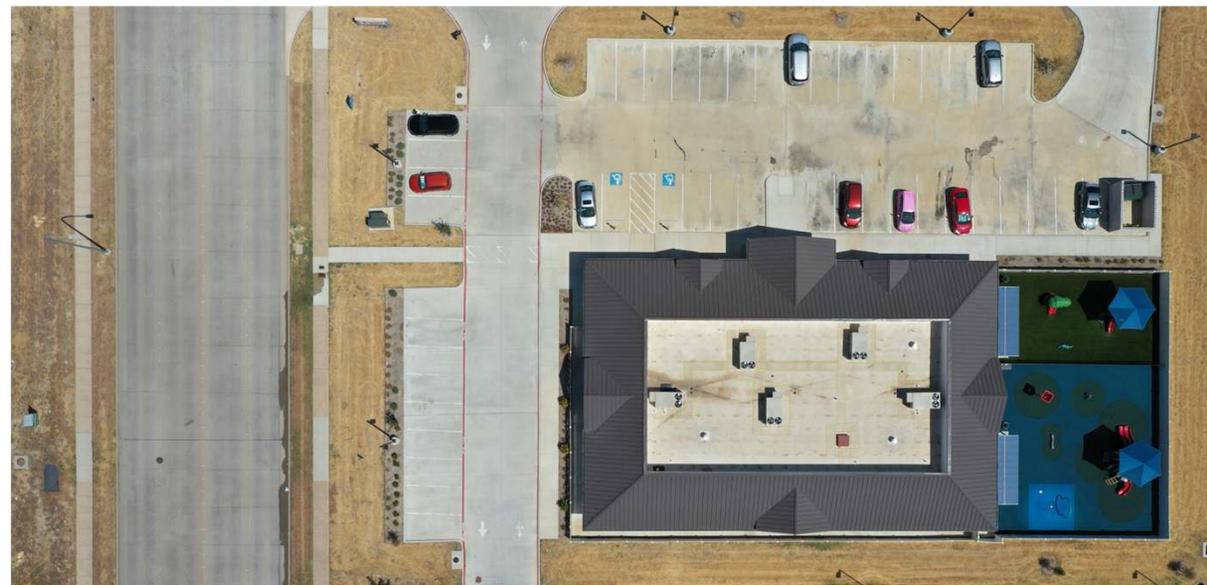
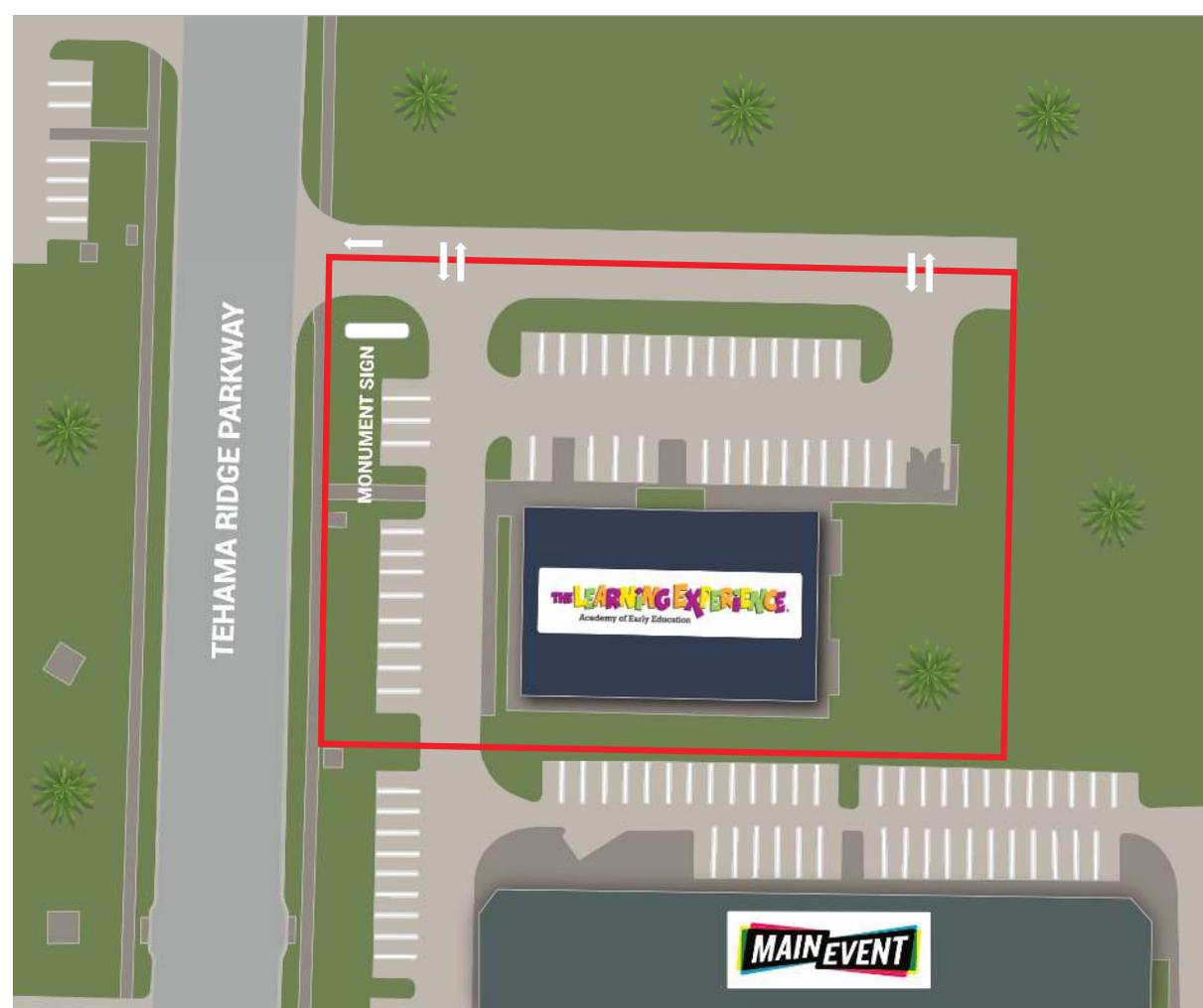
 Year Built | 2021

 Building Area | ±10,000 SF

 Land Area | ±1.36 AC

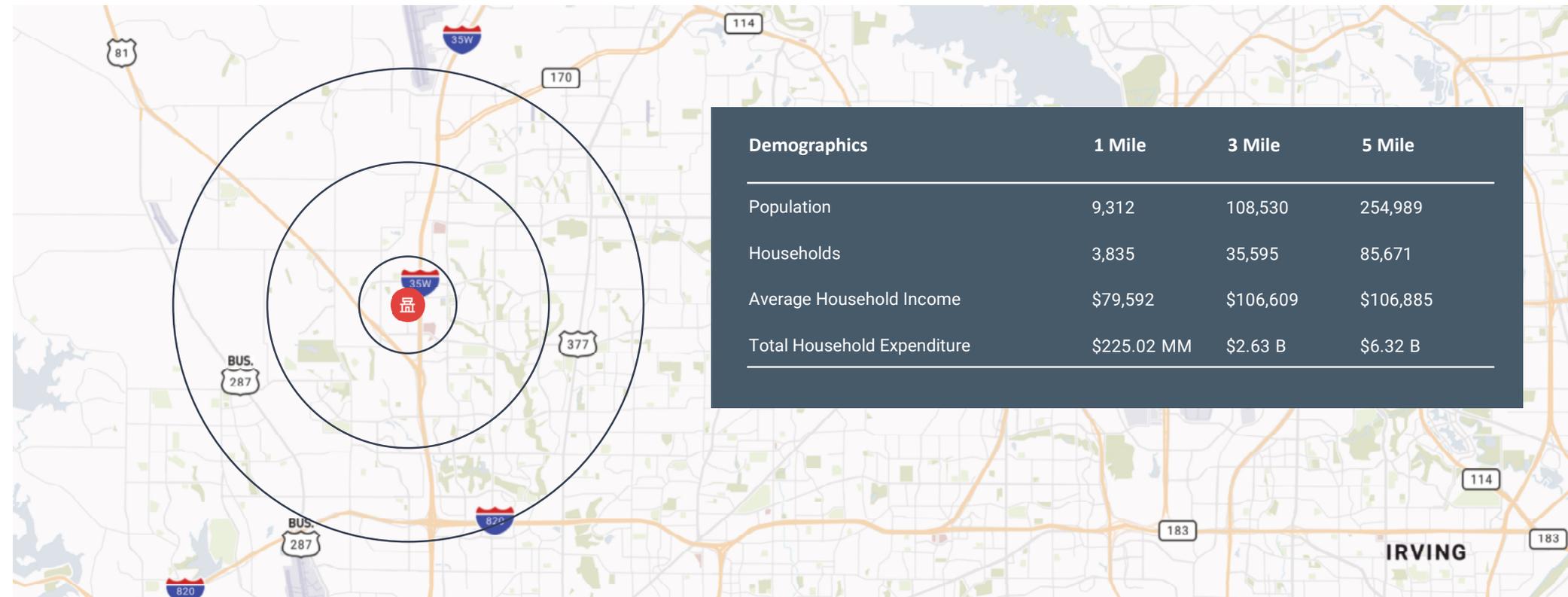
NEIGHBORING RETAILERS

- Target
- Hobby Lobby
- Aldi
- Best Buy
- JCPenney
- Kroger
- Belk
- Cinemark
- Petco
- Tuesday Morning



LOCATION OVERVIEW

THE LEARNING EXPERIENCE FORT WORTH, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- American Airlines (10,000 +)
- AT&T (10,000 +)
- Lockheed Martin Aeronautics Company (15,000)
- NAS Fort Worth JRB (11,000)
- Bank of America (10,000 +)
- Baylor Scott & White (10,000 +)
- HCA North Texas (10,000 +)
- JPMorgan Chase (10,000 +)
- Kroger (10,000 +)
- Texas Instruments (10,000 +)

MSA OVERVIEW

THE LEARNING EXPERIENCE FORT WORTH, TX

Fort Worth

Texas



958,690

Population



\$64,567

Median Household Income



Ranked Third in the
Country for Residents
Added (2020 – 2021)

3rd

13th Largest City in
the Country
(2022)

#13

Fort Worth, the city of cowboys and culture, is the 13th largest city in the United States and part of Texas' #1 tourist destination.

The city is conveniently located 17 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world.

Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, top-notch entertainment and easy going lifestyle.

The city's nine major districts provide numerous options for entertainment, cultural

experiences, premier shopping and delicious cuisine. Fort Worth maintains its small-town feel and hospitality while it embraces modernization and growth opportunities. Known and the most typically "Texan" of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. Downtown Fort Worth is the central business district of the city and is home to many commercial office buildings. Day and night, downtown is abuzz with people who are fully immersed in the best nightlife, dining and entertainment Fort Worth has to offer. At the heart of Fort Worth's growing entertainment district, Sundance Square is the epitome of urban design and functionality, and is one of the safest urban areas in the country. A 35-block development filled with boutiques, restaurants, night spots and art galleries, Sundance Square is one of the best entertainment and shopping districts in the Southwest. Texas Christian University is the most prominent university in Fort Worth. Located just three miles from downtown, TCU has a total undergraduate and graduate enrolment of over 10,000.

IN THE NEWS

THE LEARNING EXPERIENCE FORT WORTH, TX

Fort Worth's city-center population is booming

ERIC GRIFFEY, SEPTEMBER 17, 2021 (SPECTRUM NEWS 1)

Fort Worth is now the 12th largest city in the United States, and is closing in on 1 million residents, according to the latest Census Bureau estimates.

The city had **927,720 residents** in 2020, up 24% from **748,419 residents** in 2010, according to estimates published in June. One of the more surprising aspects of this growth is where it's happening. **The fastest-growing part of the city is in far North Fort Worth, where land is cheap and plentiful. That isn't likely to change any time soon.**

From 2019-2020 — even while much of the nation was shut down by the COVID pandemic — Fort Worth's population grew 2.1%, the highest rate among large cities, according to Census data. Fort Worth's addition of 19,229 people during the past year was the third largest increase behind Phoenix, which added 25,194 residents (1.5% growth) and San Antonio, which added 19,862 residents (1.3%).

The other large surges in growth all came from the city center, the census shows. The Bureau's maps of Fort Worth are all divided into tracks.

The West 7th and Lindwood areas of west-central Fort Worth grew from **1,316 residents** in 2010 to **4,824 residents** in 2020 — an **increase of 266%**.

The next highest census district was the downtown-Upper Westside zone, which spurted from **4,359 people** a decade ago to 8,856 last year, which represents a 103% growth.

The Near Southside, Panther Island (near downtown), and the Rock Island areas each grew between 36 and 65%.

The difference in cost between North Fort Worth and these enclaves is staggering.

One recent study by SmartAsset found that upper-middle-class people with adjusted gross incomes (AGIs) between **\$100,000** and **\$200,000** are flocking to Texas.

"With no state income tax, Texas has been a hotspot for upper-middle-class people over the past several years," the study reads. "Most recently, there was a net migration of 8,700 upper-middle-class people to the state from **2018 to 2019.**"

EXPLORE ARTICLE



Caterpillar Leaves Illinois After Decades to Relocate to Texas

JOE DEAUX AND SHELLY HAGAN, JUNE 15, 2022 (BLOOMBERG)

The machinery producer believes the move will help it attract new talent and improve global access to its employees, customers and dealer network due to the two major airports in the region, according to an email to Bloomberg News.

The company said in a statement it will begin shifting its Deerfield headquarters to Irving, Texas, this year, affecting **230 jobs**. Caterpillar, with more than **107,000 employees** globally, is the **latest major company** to relocate to Texas, following in the footsteps of Tesla Inc. and Oracle Corp, which moved to Austin from California.

Caterpillar Inc., the producer of iconic yellow construction and mining equipment, is moving its headquarters to the Dallas-Fort Worth area, effectively ending its century-long history calling the state of Illinois its home.

The announcement is a blow to Illinois Governor J.B. Pritzker, who is seeking a second term in November's election, and a boost to Republican Texas Governor Greg Abbott.

"Caterpillar's global headquarters relocation is a major win for the people of North Texas and the entire state, now making Texas home to **54 Fortune 500 corporate headquarters,**" Abbott said in a release Tuesday.

There's been a flurry of high-profile corporate relocations to Texas in the past two years as companies seek to take advantage of the state's relatively **affordable costs** of doing business, which include a zero income tax, as well as access to a large labor pool.

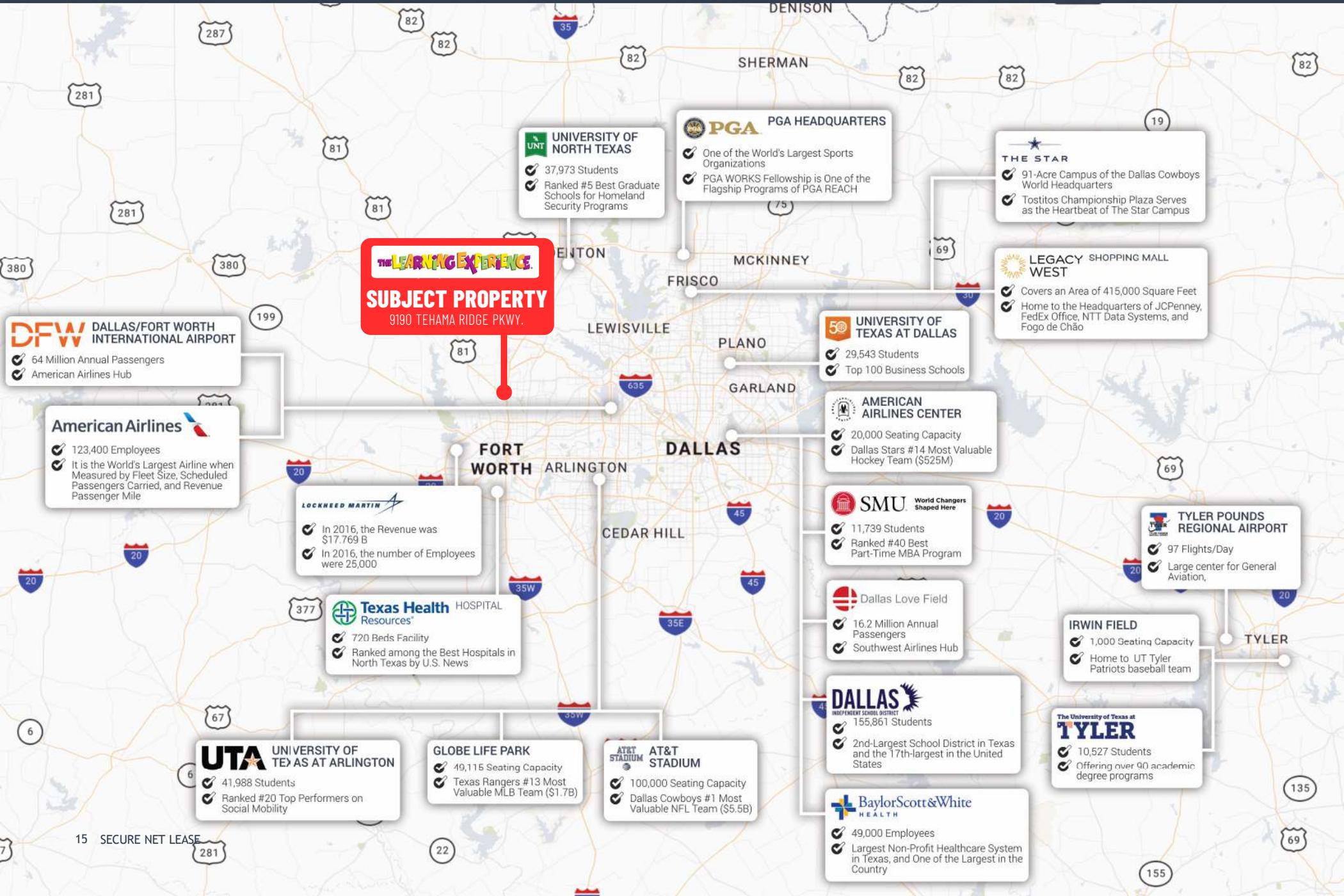
Caterpillar is following Boeing Co. in moving its headquarters out of the Chicago area. The airplane manufacturer earlier this year said it would be **relocating to Arlington, Virginia.**

EXPLORE ARTICLE



DALLAS-FORT WORTH METRO

THE LEARNING EXPERIENCE FORT WORTH, TX



THE LEARNING EXPERIENCE
SUBJECT PROPERTY
 9190 TEHAMA RIDGE PKWY.

UNIVERSITY OF NORTH TEXAS

- 37,973 Students
- Ranked #5 Best Graduate Schools for Homeland Security Programs

PGA HEADQUARTERS

- One of the World's Largest Sports Organizations
- PGA WORKS Fellowship is One of the Flagship Programs of PGA REACH

THE STAR

- 91-Acre Campus of the Dallas Cowboys World Headquarters
- Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

LEGACY SHOPPING MALL WEST

- Covers an Area of 415,000 Square Feet
- Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- 64 Million Annual Passengers
- American Airlines Hub

American Airlines

- 123,400 Employees
- It is the World's Largest Airline when Measured by Fleet Size, Scheduled Passengers Carried, and Revenue Passenger Mile

LOCKHEED MARTIN

- In 2016, the Revenue was \$17.769 B
- In 2016, the number of Employees were 25,000

Texas Health Resources HOSPITAL

- 720 Beds Facility
- Ranked among the Best Hospitals in North Texas by U.S. News

UTA UNIVERSITY OF TEXAS AT ARLINGTON

- 41,988 Students
- Ranked #20 Top Performers on Social Mobility

GLOBE LIFE PARK

- 49,115 Seating Capacity
- Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

AT&T STADIUM

- 100,000 Seating Capacity
- Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

UNIVERSITY OF TEXAS AT DALLAS

- 29,543 Students
- Top 100 Business Schools

AMERICAN AIRLINES CENTER

- 20,000 Seating Capacity
- Dallas Stars #14 Most Valuable Hockey Team (\$525M)

SMU World Changers Shaped Here

- 11,739 Students
- Ranked #40 Best Part-Time MBA Program

Dallas Love Field

- 16.2 Million Annual Passengers
- Southwest Airlines Hub

DALLAS INDEPENDENT SCHOOL DISTRICT

- 155,861 Students
- 2nd-Largest School District in Texas and the 17th-largest in the United States

BaylorScott&White HEALTH

- 49,000 Employees
- Largest Non-Profit Healthcare System in Texas, and One of the Largest in the Country

TYLER POUNDS REGIONAL AIRPORT

- 97 Flights/Day
- Large center for General Aviation,

IRWIN FIELD

- 1,000 Seating Capacity
- Home to UT Tyler Patriots baseball team

The University of Texas at TYLER

- 10,527 Students
- Offering over 90 academic degree programs

15 SECURE NET LEASE

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
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TEXAS DISCLAIMER

THE LEARNING EXPERIENCE FORT WORTH, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.