



Date: ____/____/____
 Tenant Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____

Dear _____,

You hereby grant to Prime Manhattan Realty the exclusive right to negotiate for and secure lease, with respect to the space currently owned by you and located at _____ New York, NY.

This agreement shall be effective upon the execution of this agreement by the parties hereto, and shall continue for a period of 120 days. After the initial period this agreement shall renew for additional 60 day periods unless written cancellation is received 30 days prior to termination date of this agreement.

Subject to your approval, Prime Manhattan Realty may advertise your space, and may prepare or secure special signs, plans, circular matter and/or other forms of advertising.

If your space is subleased, assigned, or otherwise disposed of by you (including, without limitation, by surrender, cancellation or termination) Prime Manhattan Realty, will receive one commission.

Prime Manhattan Realty is authorized, if it deems it necessary, to solicit the cooperation of other real estate brokers and to work with them on a cooperating basis for a lease. In the event that another licensed real estate broker shall effect any disposition of all or part of your space, you shall pay Prime Manhattan Realty one half commission in accordance with the attached schedule. The outside broker shall receive one full commission.

You agree to refer to Prime Manhattan Realty all inquiries, proposals and offers received by you regarding your space, including those from principals and other brokers.

Upon and after the expiration or termination of this agreement, you shall recognize and act through Prime Manhattan Realty as broker in any negotiations then pending, or conversations or dealings then in progress, for a space, and you shall pay Prime Manhattan Realty its commission as above specified in connection there within.

Prime Manhattan Realty shall receive all commissions due upon the signing of leases and approval by coop board.

Sincerely,

Prime Manhattan Realty
Jonathan Anapol
President

The foregoing is accepted and
agreed to in New York, New York

By:

(Authorizing Officer)

Date: ____/____/____