

**Keystone Realty U.S.A.**  
*Commercial*

Originating Office Address: \_\_\_\_\_

**EXCLUSIVE BROKERAGE AGREEMENT**  
*Lease of Property*

This Agreement made between \_\_\_\_\_

Address: \_\_\_\_\_

(Hereinafter the Owner) and **Keystone Realty U.S.A.**, a Real Estate Broker licensed in the State of New York (hereinafter the Broker). This agreement shall become effective immediately and any modification of this agreement must be in writing and agreed to by all parties.

WHEREIN: The Owner hereby grants to the Broker an Exclusive Right to offer for lease the following property for a period of \_\_\_\_\_ days from the date of this agreement.

Property Address: \_\_\_\_\_

Space Description: \_\_\_\_\_

Rental Price: \_\_\_\_\_ The Owner further agrees that it will not employ any other Broker for the purpose of leasing this property during the term of this agreement.

If during said period, the property or any portion thereof is leased by **Keystone Realty U.S.A.** or within 90 days after the expiration of this contract, to any person or company with whom the Broker has had negotiations for the lease thereof, the owner agrees to pay Keystone Realty U.S.A a commission of \_\_\_\_\_ percent (%) of the gross rent for the first three years and \_\_\_\_\_ percent (%) of the gross rent for each year thereafter, due and payable upon lease signing.

Broker agrees that it will enlist its best efforts to secure a satisfactory tenant for the premises and the Broker may solicit the cooperation of other Licensed Real Estate Brokers. The Owner grants permission to the Broker to post a sign on the property and will facilitate access to the property for the purpose of showing same at reasonable hours.

**This Exclusive Right to Lease Agreement is governed by, and subject to, the Laws of the State of New York.**

This agreement is executed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

**ACKNOWLEDGED & ACCEPTED BY (Please Sign):**

\_\_\_\_\_  
**Individual Owner or Owner's Representative & Title**

\_\_\_\_\_  
**Agent / Broker-Keystone Realty U.S.A.**