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**EXCLUSIVE LISTING AGREEMENT**

**TO SUBLEASE /ASSIGN YOUR SPACE & SELL YOUR BUSINESS**

<<Date>>

<<Client Name>>

<<Client Phone Number>>

<<Client Email Address>>

Dear <<Client Name>>,

Term:   Approximately <<Contract term (In words)>> (<<Contract term (In numbers)>>) years

Lease expiration: <<Lease Expiration Date>>

Size: <<Space square footage on ground floor>> square feet ground floor,  <<Space square footage Mezzanine>> sf Mezzanine, + <<Space square footage basement>> s/f   basement.

USE: <<Space Use>>

Rent:   $<<Rent per month>> per month Asking Key Money: $<<Asking key money>>

Security: <<Security>>      Insurance:   $<<Insurance>

Real Estate Taxes: <<Real Estate Taxes of the increase over the base year>> of the increase over the base year

Electricity: Direct     Water $<<Cost of water per month>>per month    Sprinkler:  $<<Cost of Sprinkler per month>>per month

Escalations: <<Escalations percentage(In words)>>(<<Escalations percentage(In numbers)>>) %

Lobby:  $<<Lobby cost per month>> per month

Payment to Landlord:   <<Percentage of net consideration in excess of lease>>% of the net consideration in excess of the lease, pursuant to assignment and/or sale of the business.

<<Client Name>> agrees to work ONLY with Midtown Commercial Real Estate (MCRE) for a period of One Hundred Eighty Days (180) days while MCRE markets, advertises, and offers the property for lease to Users, Brokers, and all interested parties.

During this time MCRE will advertise the property on all appropriate internet / web sites, newspapers & periodicals, and market to all brokers, and end-users that meet client's criteria.

Client will notify any Potential Tenants or Brokers that contact them that MCRE is the exclusive broker for the property, and that MCRE will be happy to supply appropriate information and arrange a tour of the space at appropriate times for all qualified parties. MCRE will accept offers from Tenants or their agents, and negotiate all terms and conditions of a Sublease , and Sale of business.

If the Landlord recaptures your space after MCRE finds a qualified, willing and able Tenant to sublease/assign captioned space, Sublandlord agrees to pay MCRE  Two ( 2 ) months rent as a commission to be shared with co-broker, if any.

In the event the Owner of the building ( Landlord ) agrees to issue a new lease to the New tenant at a negotiated price, the Landlord and Not the present Tenant will be responsible to pay the Brokers commission, which will be pursuant to a separate agreement.

<<Client Name>> agrees to pay $<<Payment to Midtown if tenant is found>> to Midtown Commercial Real Estate if they are successful in bringing a qualified tenant that will sublease <<Property Address>>, and pay key money $ <<Asking key money>>.

This commission is due in full at signing the lease assignment/sublet, sale with the new tenant.

If a co-broker brings a Subleesee, Assignee that is acceptable to the seller, that co-broker will receive 50% of the fee received by Midtown Commercial Real Estate.

This agreement is for an initial period of 180 Days, and will begin on <<Agreement start date>> and expire on  <<Agreement End Date>>.

This agreement is binding upon the parties and their representatives, and assigns. After the date of termination of this agreement, client will continue to recognize MCRE as its agent with any potential Tenants MCRE has already shown the property to, and in any negotiations then pending or begun, for one (1) additional year.

Broker warrants and represents that, under the laws of the State of New York, it is a duly licensed Real Estate Broker , and is in good standing. This agreement shall be governed by the laws of the State of New York.

This document supersedes any and all previous authorizations, or exclusive agencies, with any other Real Estate Brokers.

If the above is in accordance with your understanding, please note your acceptance thereof by signing and returning to us the duplicate copy of this letter.

Subleesor / Seller of Business:

AGREED:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_

Thank you

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_       Date: \_\_\_\_\_\_\_\_\_\_\_

Paul Stern, Licensed Real Estate Broker

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_       Date: \_\_\_\_\_\_\_\_\_\_\_

<<Midtown Commercial Real Estate Representative>>,  Licensed Real Estate <<Are you a broker or salesperson?>>

Midtown Commercial Real Estate