



LEASE/RENTAL COMMISSION AGREEMENT

COMPENSATION:

Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each broker individually and may be negotiable between the Landlord/Tenant and Broker.

For services in arranging the lease or month-to-month rental agreement dated _____, between _____, ("Landlord"), and _____, ("Tenant") I agree to pay _____, ("Broker"), compensation equal to _____.

Broker may retain said compensation from any first monies (advance rentals and security deposits) collected by Broker from Tenant. If the Lease or Rental Agreement is extended or renewed, or Tenant holds over in possession beyond the initial period (collectively, "extension period"), I agree to pay to Broker additional compensation equal to _____, within 5 days of the commencement of each such extension period. If the Tenant directly or indirectly acquires, or enters into an agreement to acquire, title to the Property or any part of it, whether by sale, exchange, or otherwise, during the term of the tenancy or any extension period, I agree to pay to Broker compensation equal to _____ percent of the selling price or total consideration in said transfer, whichever is greater. Said sum shall be payable upon close of escrow, or if there is no escrow then upon Tenant's direct or indirect acquisition of any legal or equitable interest in the Property. If there is more than one Landlord, by my signature below I agree and represent that I am authorized to obligate all and that the other Landlord(s) and I shall be jointly and individually responsible for payment of the sums due as above.

The undersigned has read and acknowledges receipt of a copy of this Agreement and agrees to pay compensation as stated above.

Date _____ Telephone _____

LANDLORD/TENANT _____

LANDLORD/TENANT _____

Address _____

Real Estate Broker(s) agree(s) to the foregoing.

Broker _____

By _____ Date _____

Broker _____

By _____ Date _____

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