

EXCLUSIVE AUTHORITY TO LEASE OFFICE

BETWEEN:

(hereinafter referred to as the "AGENT")

and

(hereinafter referred to as the "LESSOR")

RE:

(hereinafter referred to as the "PROPERTY")

In consideration of \$1.00 which we hereby acknowledge having received and _____ services in listing and agreeing to offer the property for Lease, the Lessor hereby gives _____, the sole and exclusive authority to act as Agent for the Lease of the property at a Rental of _____ or at such other price or terms which the Lessor may accept.

In the event that a Lease or Agreement to Lease is entered into by the Lessor during the currency of this Agreement from any source whatsoever or within six (6) months of the expiration of same with any Lessee introduced by _____ or its Sub-agents, the Lessor agrees to pay _____ its successors or assigns, a Commission of:

1. _____% of the first years Gross Rental
2. _____% of the whole Gross Rental payable during the balance of the Lease
3. _____% of the whole Gross Rental payable during the term of any options or expansions contained in the Lease, should such options or expansions be exercised.

Commission shall be payable on the earlier of the date set for occupancy or the date of signing of the Lease, as follows:

1. The Deposit shall be applied against the Commission payable.
2. Any unpaid balance shall be paid forthwith.
3. Commission in respect of any options or expansions shall be paid forthwith on the exercise of such options or expansions.

Regardless of the form of lease entered into between the Landlord and Tenant, the Rental for purposes of calculating commission shall be the full rental, including Operating Costs, Maintenance Costs, and Real Estate Taxes. No deductions shall be made for any Rent Free period or any inducement to the Tenant.

Option to Extend Lease or Occupy Additional Space:

Should a lease term be extended or the Tenant occupy additional space during the first twelve (12) months of the lease, or if after by virtue of an option or other provision in its lease, or through subsequent modification of such provisions, then Owner shall pay a leasing commission in accordance with the provisions of this Agreement on the additional rental to be paid, calculated at the commission rate applicable hereunder to the years of the lease in which the additional rental is payable. Said commission shall be earned and payable at the time the right to renew is exercised or the additional space is occupied, whichever occurs first.

Should such commission not be paid within thirty (30) days of commencement of the lease, I hereby direct the Tenant named in any Lease or accepted Offer to Lease entered into during the currency of this listing, to pay to you the rent as it becomes due, to be applied by you in satisfaction of your commission until your commission has been paid in full, and this shall be the Tenant's good, sufficient and irrevocable authority for so doing. I agree to confirm this direction in any Offer to Lease for the property that is entered into during the currency of this Listing.

_____ shall communicate to the Lessor in writing within ten (10) days of the expiration of this Agreement, the names of any prospective Lessee's introduced by _____ or it's Sub-agents. Such prospective Lessee's shall have been introduced if approached by _____ or it's Sub-agents during the currency of this Agreement for the purpose of Lease of the property. The Lessor acknowledges and agrees that the words "prospective Lessee" include the nominee of such prospective Lessee or any individual, partnership, corporation or association for whom he is a nominee or to whom he is directly or indirectly related.

The Lessor shall refer all enquiries and Offers from any source whatsoever to _____ forthwith on receipt. The Lessor shall permit _____ to show prospective Lessee's over the property during reasonable hours and to place a "FOR RENT" sign upon the property.

I agree to the possibility of dual agency.

This Agreement shall expire one (1) minute before midnight on the _____ day of _____, 19____.

The Lessor acknowledges that he has read and fully understands this Agreement and acknowledges this date having received a copy of same.

This Exclusive Authority to Lease shall be read with such changes of gender or number required by the context.

IN WITNESS WHEREOF the parties hereto have executed this Agreement under seal this _____ day of _____, 19____.

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)
)
) _____
) LESSOR

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF)
)
)
)
)
)
)
) _____
) AGENT