

EXCLUSIVE REPRESENTATION AGREEMENT

Thank you for giving The ChicagoBroker.com Team at Jameson Real Estate LLC d/b/a Jameson Sotheby's ("Jameson") the opportunity to be of service to you in your lease negotiations, purchase decisions, renewal discussions and property searches. This Agreement will explain our role in the lease and purchase process. We will be happy to answer any questions you might have.

In representing you, we identify properties that meet your specifications regarding location, price, features, and amenities, arrange for and show you appropriate properties, consult with you regarding the value of properties, prepare purchase or lease documents, and negotiate on your behalf for the most favorable terms.

We are fully prepared to assist you and available to provide information on any property that meets your criteria. You will make inquiries only to us and you will notify your current and any prospective landlord of the terms of this Agreement. You agree to furnish us with relevant information requested by landlords or sellers. Because we are compensated only in the event of a successful transaction, you agree to work exclusively with us in the relevant market area. If you do breach this Agreement and purchase or lease a listed property in this area through another agent, you will pay us the market compensation offered by the landlord/seller.

We may represent or work with other buyers or lessees who may be interested in the same properties that you may select. We will disclose such interest to you. At all times, you will be treated fairly and honestly.

Steven R. Goldstein, associate affiliated with Jameson, is designated as your exclusive agent for purposes of this Agreement. You understand that Jameson will be free to enter into agreements to represent sellers or landlords. You also understand and agree that neither Jameson nor sales associates affiliated with Jameson will be acting as your agent other than as set forth in this Agreement. You represent that no current representation agreements exist with any other real estate agent or firm. If you previously entered into exclusive representation agreements, the agreements have expired and/or been terminated. Further, you agree to immediately inform us if we are showing you a property shown to you before this Agreement.

Our obligation is limited to conducting a reasonable visual inspection of any property that you select for purchase or lease. We shall have no obligation to discover latent defects in any property. You understand that we are your real estate agent and not an attorney, tax advisor, lender, mortgage broker, appraiser, surveyor, structural engineer, home inspector, environmental consultant, architect, contractor, or other service provider. These service providers are available to render advice or services to you, if desired, at your expense. If we refer a service provider to you, we shall not be liable for or act as a guarantor of services provided by others.

You agree to indemnify and hold us and our agents harmless from any and all claims, disputes, litigation, judgments, costs and legal fees arising from misrepresentations or other incorrect information you supplied.

This Agreement shall be for 180 days unless canceled by either party upon 15 days written notice.

I accept the associate named below as my designated agent. I acknowledge that my agent has explained the Exclusive Representation Agreement to me, and I agree to comply with its terms and conditions.

CLIENT

JAMESON COMMERCIAL

Company

Name

Signature

By: James Miller, Managing Broker

Date