TENANT REPRESENTATION AGREEMENT

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, (hereinafter referred to as Tenant), engage exclusively RE/MAX REALTY CENTRE, (hereinafter referred to as Broker), to locate suitable properties for consideration for (insert what the property is to be used for) use in the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County area.

Broker shall:

1. put forth their best efforts to identify and locate suitable properties for the Tenant’s consideration,
2. help the Tenant navigate the leasing process,
3. represent the Tenant’s best interest in accordance with the requirements of the Maryland Real Estate Brokers Act and this Agreement in all negotiations and transactions related to the leasing of the desired commercial space.

Tenant shall:

(a) work exclusively with Broker, view properties only with Broker and conduct all negotiations through Broker. Tenant shall not view properties by and through the assistance of any other real estate licensee other than Broker;

(b) furnish Broker with accurate financial and personal information to reasonably establish Tenants ability to lease the real property desired by Tenant, which information Tenant authorizes Broker to disclose to prospective Landlord/Property Manager/Property Owners and agents of Landlord/Property Manager/Property Owners; and

(c) pay to Broker a fee in the amount of FIVE THOUSAND DOLLARS, ($5,000 ), or THREE percent (3 %) of the aggregate base rent, plus renewals or extensions, whichever is greater, for any real property leased by me or for my use or benefit whether through the efforts of Broker, me or other brokers or real estate licensees. If, during the term of this Agreement the Tenant becomes aware of the availability of a property for lease through the Brokers efforts and subsequently enters into a lease agreement for the property within six, (6), months after the expiration of this agreement, the Tenant shall pay the Broker the full brokerage fee as outlined above.

This Agreement shall terminate at 11:59 p.m. on the \_\_\_\_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_

unless extended in writing, or unless earlier terminated as herein provided.

By engaging Broker Tenant seeks assistance finding space that meets the below attributes. These attributes include, but are not limited to, the following:

Type of space:

County:

Amount of space:

Rent range:

Broker is authorized to receive and retain compensation offered by a Listing Broker or by the Landlord/Property Manager/Property Owner which compensation may be greater than the brokerage fee as specified in this Agreement. The amount of compensation received by Broker from a Listing Broker or from the Landlord/Property Manager/Property Owner shall be credited against the brokerage fee due and payable by Tenant to Broker. Tenant agrees to pay the difference, if any, between the brokerage fee as specified in this Agreement and the amount of compensation which Broker obtains by offer from the Listing Broker or from the Landlord/Property Manager/Property Owner. Tenant acknowledges and consents that in the event the Tenant leases a Property listed with the Broker the Salesperson of Broker acting as the Tenant's agent may receive an in-company bonus, as provided in this Agreement.

In the event a Landlord/Property Manager/Property Owner shall offer to pay a bonus to Broker in excess of the commission offered by the listing broker, Tenant expressly authorizes and consents to the receipt and retention by Broker of such additional bonus compensation in addition to the compensation as specified above. Broker shall notify Tenant of any such bonus offered by a Landlord/Property Manager/Property Owner prior to showing the property to Tenant, if known at the time.

Tenant acknowledges that Broker and Salespersons affiliated with Broker regularly list real property for sale and, in such capacity, represent the interests of the Landlord/Property Manager/Property Owners of such property. In the event Tenant shall consider for lease a property which is listed with Broker, Tenant acknowledges that Broker will represent both Tenant and the Landlord/Property Manager/Property Owner of the listed property. Under no circumstances, however, shall an individual Salesperson licensed with Broker represent both the Landlord/Property Manager/Property Owner and Tenant in connection with a property which is also listed by that same Salesperson. In such event, Broker, or designee of the Broker, will be the Dual Agent, however, another Salesperson licensed with Broker will be appointed by Broker as the Intra-Company Agent on behalf of the Tenant and the listing agent will be the Intra-Company Agent on behalf of the Landlord/Property Manager/Property Owner. For other properties listed with Broker where the Salesperson representing the Tenant is not the listing agent, the Broker will be the Dual Agent and the Salesperson representing the Tenant will be an Intra-Company Agent on behalf of the Tenant. An Intra-Company Agent on behalf of the Tenant will provide to Tenant the same services as an exclusive agent of the Tenant including advising the Tenant as to the price and negotiation strategy.

Should Tenant elect to consider for lease a property which is listed with Broker, Broker shall advise Tenant of its listing of the property and, in such event, Tenant will be provided with a Consent for Dual Agency form as prepared by the Maryland Real Estate Commission in accordance with Maryland law for the review and signature of Tenant.

Tenant acknowledges that Broker is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, structural engineer, independent property or building inspector or other professional service provider. Tenant has been advised to seek independent, professional advice for these and other such matters.

Tenant acknowledges that Broker must at all times be fair and honest.

This Agreement sets forth the entire Agreement and understanding between the parties and cannot be modified, amended, supplemented, or rescinded except in writing and executed by the parties hereto.

AGREED: AGREED:

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TENANT (DATE) BROKER (DATE)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ BETTE BUFFINGTON-BROKER

TENANT PRINTED NAME RE/MAX REALTY CENTRE