GREATER BOSTON REAL ESTATE BOARD EXCLUSIVE RIGHT TO LEASE (Commercial Property)

	DATE:	, 20
THIS AGREEMENT concerns the following property:		(the "Property").
In consideration of the mutual covenants and agreemer grants to the undersigned Broker the sole and exclusive right to leaterm commencing on, 20, and ending on to the following terms and conditions:	ase any available space in the	e Property throughout the
The Owner shall refer all inquiries and offers regarding (including those made by existing tenants) to the Broker and shall c		
The Broker shall use reasonable efforts to lease available terms and conditions specified in Schedule A, including:	e space in the Property at th	ne rent and on any other
(a) referencing such space in any listings main	ntained by the Broker;	
(b) placing appropriate signs on the Property;		
(c) advertising such space in trade journals circulation; and	and newspapers of genera	al
(d) cooperating with other licensed real estate compensation to tenant agents).	brokers (including the offer of	of
The Broker shall report its activity to the Owner on a regular basis of	or whenever requested.	
The Broker shall earn a commission for its services hered Property if, during the Listing Period or withinn the amendment of an existing lease) has been entered into between by anyone prior to the expiration of the Listing Period, provided that after the Listing Period, the identity of the prospective lessee has prior to such expiration.	nonths thereafter, a written le en the Owner and a lessee ir t, in the case of any such leas	ase agreement (including ntroduced to the Property se agreement entered into
The Broker's commission with respect to each such lease rent payable with respect to the first year of the lease term plus% of the rent plus% of the rent plus% of the rent payable with respect to the fourt rent payable with respect to the fifth year of the lease term, plusbalance of the lease term.	% of the rent pa payable with respect to the thi th year of the lease term, plus	ayable with respect to the rd year of the lease term, % of the
Said commission shall be payable in two equal installments, the agreement and the second upon the commencement of the terr agrees that a commission will be payable to the Broker as aforesair agreement or an expansion of the premises leased thereunder, whave been due hereunder in the case of newly-leased space. Property is sold to the lessee named in such lease agreement or Broker a further commission equal to% of the price	m thereof. The Owner expr d in the case of the extension whenever occurring, in the sa lf, at any time during or afte its successors or assigns, th	ressly acknowledges and or renewal of such lease ame amount which would er the Listing Period, the



In addition to its commission, the Broker shall be entitled to reimbursement of any expenses set forth in Schedule A within twenty (20) days after billing from time to time accompanied by copies of invoices evidencing such expenses.

The Owner hereby authorizes the Broker to disclose any information which the Broker may obtain or discover regarding the condition of the Property to a lessee or prospective lessee, agents and employees of the Broker, and other brokers, and further authorizes the Broker to include the same in any writing or document which may be used by the Broker, provided however that the Broker shall not (except as may be required by applicable law) so disclose any information which the Owner identifies in writing as not to be disclosed.

The provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

/ITNESS the execution here	of under seal as of the day and year firs	st above written.
(Owner)		(Broker)
	Ву	
	Its	title (duly-authorized)
	SCHEDULE A	
	TERMS OF LEASE:	

REIMBURSABLE EXPENSE