

Co-Brokerage Commission Agreement

Prime Manhattan Realty will work with your leads and tenant relationships to find the ideal commercial spaces for your tenants. Service, professionalism, and knowledge of the market will convince you that selecting a Prime Manhattan Realty co-broker is the optimum choice to guarantee a satisfied customer as well as commission in your pocket.

We will co-broke any lead, whether you choose to setup just an introductory telephone call or prefer to work with Prime Manhattan Realty and your tenant on a daily basis. We will always keep you updated on the entire process while assuming all the responsibilities for researching the market, determining your tenant's requirements, negotiating lease terms, and advising your tenant on all aspects of the leasing process.

Commission Paid to Co-Broker:

- Tenant Exclusive With Prime Manhattan Realty 25%
- Non-Exclusive Tenant 20%

Tenant Exclusive = Tenant has executed a written exclusive agreement with PMR prior to PMR initially showing space to the tenant or within 24 hours after the initial showing.

Non-Exclusive = PMR has not received a Tenant Exclusive Agreement.

_____ "Co Brokerage Firm ". Agrees to co-broke with Prime Manhattan Realty, "PMR" "Brokerage Firm" regarding leasing space or the sale / purchase of property on behalf of _____ "Tenant", Telephone # _____.

Co Brokerage Firm and PMR both agree to work with each other in regard to Tenant. Both agree to keep each other informed to any and all information with regard to space searches, offers, lease negotiations, executed leases, and receipt of commission fees.

If and when either party receives payment of the commission, it shall pay the other party their agreed upon percentage of the commission within five (5) business days of receipt and clearing of commission.

Agreed to by:

Agreed to by:

Prime Manhattan Realty
President
Jonathan Anapol

Brokerage Firm

Please complete above form and fax it to 212.268.5742