



Dear Tenant,

You hereby grant to Prime Manhattan Realty the non-exclusive right to identify a tenant to sublease space from you, with respect to the space currently occupied or leased by you and located at \_\_\_\_\_ New York, NY.

Identifying a tenant shall mean but not be limited to any introduction whether in person or verbally over phone, including suggesting to possible tenant to call you directly to discuss viability of sublease and or relationship.

This non-exclusive agreement shall be effective upon the execution of this agreement by the parties hereto, and shall continue for (90) days and will be automatically renewed unless a written cancellation notice is received by Prime Manhattan Realty.

You agree to pay Prime Manhattan Realty a commission based upon the following rates:

<u>Lease Term</u>	<u>Commission Due</u>	
For the first 1 to 12 months or any part there of:	10% of Annual Rent	(minimum fee)
For 2nd year:	10% of Annual Rent	(or part of)
For 3rd year or any part there of and additional years:	5% of Annual Rent	(or part of)
For any renewals, extensions, or expansions:	5% of Annual Rent	(or part of)

Lease term shall mean any written or oral agreement to occupy space within premise.

Annual Rent shall mean total rent agreed upon for offices, services, electric etc.

Prime Manhattan Realty shall receive all commissions due upon the signing of leases and or receipt of payments for first month's rent or any security or other deposits or payments.

You have any and all rights to accept or reject a proposed tenant and to negotiate a lease agreement.

Upon and after the expiration or termination of this agreement, you shall recognize Prime Manhattan Realty as broker in reference to any tenants which Prime Manhattan Realty identified to you as a possible tenant, including but not limited to any introductions, negotiations then pending, or conversations or dealings then in progress. You shall pay Prime Manhattan Realty its' commission as above specified in connection there within.

Sincerely,

Prime Manhattan Realty  
Jonathan Anapol  
President

The foregoing is accepted and  
agreed to in New York, New York

By:

\_\_\_\_\_  
(Authorizing Officer)

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_