



Exclusive Agreement

Exclusive Agreement ("Agreement") between Prime Manhattan Realty ("Broker") and _____ ("Tenant").

Tenant hereby grants to Prime Manhattan Realty, the exclusive right to find, negotiate for and secure space for you, your affiliates, subsidiaries or designees, and tenant agrees to lease or purchase such space solely and exclusively through Prime Manhattan Realty

Prime Manhattan Realty is authorized, if it deems it necessary, to solicit the cooperation of other real estate brokers and to work with them on a cooperating basis in connection to this exclusive right. Tenant agrees to refer to Prime Manhattan Realty all inquiries, proposals and offers received by you including those received from other brokers, lessees, lessors, and principals.

Prime Manhattan Realty, shall receive its compensation from the owner or sublessor of the space which is leased. Upon and after the expiration or termination of this agreement, you shall recognize and act through Prime Manhattan Realty, as broker in any negotiations then pending, or conversations or dealings then being carried on for the leasing or purchase of space by you.

You will recognize Prime Manhattan Realty and act through Prime Manhattan Realty, as broker on all submissions made by you during the term of the agreement.

This agreement shall be effective upon the execution of this agreement by the parties hereto, and shall continue in effect for a period of three months and thereafter from month to month until canceled in writing by either party upon 30 days written notice.

This agreement constitutes the entire agreement between us and may not be modified except by an agreement in writing.

Agreed to by:

Prime Manhattan Realty
President
Jonathan Anapol

Agreed to by tenant:

BY: _____