



New America International

COMMERCIAL-INDUSTRIAL REALTY COMPANY



P.O.BOX 8910, CAMP HILL, PA 17001-8910,761-5070

ONE PARTY LISTING CONTRACT - LEASES

THIS AGREEMENT, made this ___ day of ___, 20___, between COMMERCIAL-INDUSTRIAL REALTY COMPANY, hereinafter referred to as "BROKER", and _____ hereinafter referred to as "OWNER".

WITNESSETH that said BROKER has produced prospective Lessee for the property situate in the _____ of _____, described as follows to wit: _____

NOW, in consideration thereof, OWNER agrees to pay BROKER a commission of ___ (%) percent of the gross lease, due and payable at commencement of the lease with _____.

If, during the term hereof, the property is sold, exchanged, or otherwise transferred to the Lessee, the BROKER shall be entitled to a commission of _____ (___%) percent.

Furthermore, if said Lease is renewed, expanded, or extended at this property or another property owned by the Lessor or related entities beyond the initial term thereof, or if said Lessee remains in possession pursuant to a new or modified lease for any period of time during or following the initial term, then, in any such event, immediately on the first day following the expiration of the initial term, BROKER shall be entitled to a renewal commission equal to _____ (___%) percent of the aggregate gross rental for the renewal term or extended term or period of holding over, as the case may be. If the Lessee expands its space at this property or another property owned by the OWNER or related entities during the initial term, the BROKER shall be entitled to a commission equal to _____ (___%) percent of the aggregate gross rental due at commencement of possession by Lessee of the expansion space. In the event of a sale or assignment of the Property which includes Tenant's demised premises, Owner agrees to secure from the purchaser or assignee a written recordable agreement under which the new owner or assignee assumes payment to BROKER of all commissions payable hereunder. If owner fails to secure such an assumption agreement from the new owner at or prior to the closing on the sale from owner to new owner, then BROKER shall have the right, but not the duty, to declare the entire unpaid balance of the commission due and owing. And, in the event that OWNER does not or cannot pay the commissions to BROKER when due, Lessee is authorized to pay all rentals to BROKER and OWNER assigns them to BROKER same until the commission is paid in full.

THIS AGREEMENT shall be binding upon the undersigned OWNER, its heirs, executors, administrators, successors, and assigns.

THE OWNER, having carefully read and considered this Agreement, hereby acknowledges receipt of a copy of this Agreement.

IN WITNESS WHEREOF, intending to be legally bound, the BROKER and OWNER have caused this Agreement to be executed and delivered the day and year first written above.

BROKER: NAI/COMMERCIAL-INDUSTRIAL REALTY COMPANY

By: _____ (SEAL)

WITNESS:

OWNER: _____

By: _____

Title: _____