



Parker Properties, Inc.

CONTRACT EMPLOYING REALT ESTATE BROKER FOR LEASE OF PROPERTY

This agreement dated _____, is made By and Between _____,

whose address is _____,

referred to as "Owner", AND Brett A. Parker of Parker Properties, Inc. whose address is 3105 W. 5400 S., Suite 2, SLC UT 84118 referred to as "Broker."

1. Property. Owner is the owner of the following real estate:

_____.

2. Employment of Broker. Owner gives the Broker the sold right to rent/lease the above property to prospective tenants.

3. Commission. Owner agrees to pay the Broker a commission of Seven Hundred DOLLARS (\$700.00) for services in obtaining the tenants and in negotiating and closing each lease. One Hundred DOLLARS (\$100.00) of this amount is due and payable at the signing of this contract. Owner reserves the right to reject any such lease and will not be responsible for any commission unless and until Owner accepts the lease and receive payment therefore. A commission of \$_____ DOLLARS (\$_____) will be payable for renewals of leases originally obtained by the Broker (if desired by the owner otherwise mark with n/a). All commissions will be paid out of rents received. In addition, said owner recognizes that the "Broker" will also collect from the potential Tenant/Lessee a "Tenant Initiation" Fee or "Non Refundable deposit of Two Hundred DOLLARS (\$200.00). This "Tenant Initiation" Fee or "Non Refundable" deposit is also a Commission paid by the Tenant/Lessee to the Broker, and belongs to the broker for services rendered.

4. Sold Agency. I agree to refer all inquires from prospective tenants or their agents to the Broker. The Broker agrees to use his or best efforts to lease the property to such prospects.

5. Advertisement. The Broker shall be entitled to advertise the rental of this property and take all necessary steps in accordance with this agreement.

6. Signs. The Broker will provide suitable sign or signs to be placed on the property, subject to my approval.

7. Term of Agreement. This agreement shall remain effective until _____, unless terminated prior thereto.

8. Termination. Either party may terminate this contract on twenty (20) days notice. Such termination shall not limit the Brokers right to commissions resulting from pending negotiations and pending leases. However, no commissions shall be paid from rents received three (3) months after the termination of this agreement.

9. The OWNER agrees to indemnify and hold the BROKER harmless from any and all loss, damage, claims, causes of action, debts, demands, obligations, suits, controversies, costs, expenses (including, without limitation, litigation expenses and attorney's fees [including appeal of appeals]), liabilities, judgments, liens, charges, of whatever kind of character, which result from or arise out of the exercise of this contract and relating to the above-described property and from any liability for injury suffered on or about the premises by any person whomsoever.

10. Signatures. Both the Broker and Owner agree to the above:

Witnessed by: _____ "OWNER"

_____ "BROKER"

