



MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

(305) 253-5600
(305) 255-0000
Fax: (305) 253-2967

BROKER - PROSPECT REGISTRATION AND CONFIDENTIALITY

It is our understanding that Broker, wishes to register with Midtown Realty International, Inc. ("Midtown") the person or entity listed below and made a part of this agreement as a potential purchaser of the Property or Properties. Broker is not authorized to discuss the sale of the property with Prospect until Broker has received an executed copy of this agreement countersigned by Midtown, which shall serve as authorization for Broker to discuss the sale of the Property with Prospect only.

Upon our receipt of this Agreement signed by Broker, Midtown will provide the Broker with certain confidential information relative to the Business and affairs of the Property, as well as other information that may be available, all of which will be believed to be accurate and has been obtained from sources believed to be reliable however, neither Midtown nor the Owner makes any claims or assumes any responsibility for the accuracy or completeness of the Confidential Information by the owner and/or Broker.

The parties agree that a facsimile transmission of this agreement and all signatures and initials thereto shall be deemed an original document with the same legal force and effect as an original.

Midtown is acting as a Transaction Broker. Broker must be a Non-representative Broker, Transaction Broker, or Buyer Broker.

This agreement stated herein shall remain in effect for a period of twenty-four (24) months. Any registration of other Prospect for the property(s) must be agreed upon expressly with another agreement.

By these signatures below and execution of this agreement, each of the signatories separately and individually and their associates confirm that any corporation, organization, firm, company, or individual of which this signatory is a part to or, member of, principal of, or (agents for said association if bound fails to register a principal).

No commission will be due to the selling broker if the selling broker fails to register a principal or Prospect.

Attention Brokers, it is important that neither you nor your Prospective Purchaser(s) visit any of the properties are presented for sale, or contact the owners, their employees, tenants, or customers without the written authorization of Midtown. Violation of this covenant will void Midtown's offer to compensate Broker in the event of a sale. In addition, Broker may also be responsible to Midtown for any lost commissions, if Broker actions cause Midtown's relationship with Seller to become compromised or terminated.

Please sign below and list your prospect's name (s) in the space provided and return a copy to us via mail or facsimile. We will then forward to you an executed copy of this agreement along with information on each Property.

Acknowledged and Agreed:

✓

Name of Brokerage Company

Midtown Realty International, Inc.

✓

Signature of Broker

Albert Hernandez
President Commercial Division

✓

Date

Date

✓

Purchaser Name

✓

Purchaser Company or Corporate Name

Alh broker prospect registration BLANK



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CO-BROKERAGE AGREEMENT

This letter will acknowledge receipt from Midtown Realty International, Inc., Realtor sales information on the following properties: This agreement shall remain in effect for a period of 24 months.

DESCRIPTION OF PROPERTY REQUESTED

ADDRESS OF PROPERTY **TO BE FILLED** IN BY LISTING BROKER (Midtown Realty International Inc.)

- | | | |
|------|-------|-------|
| ✓ 1. | _____ | _____ |
| ✓ 2. | _____ | _____ |
| ✓ 3. | _____ | _____ |
| ✓ 4. | _____ | _____ |
| ✓ 5. | _____ | _____ |

In the event that our office finds a Purchaser for any of the above properties, we agree to handle all negotiations and sales through Midtown Realty International, Inc.

We hereby agree to register every person, to whom we introduce or give information about these properties with Midtown Realty International, Inc.

Should the below registered Broker/Office/Realtor sell any of the above properties or businesses; Midtown Realty International Inc. agrees to split 50/50 brokerage fee with the below registered Broker/Office.

We agree not to release information about the above properties to any other real estate broker. We understand that Seller may not want their competitors, employees' customers, and others to know they are selling the Business. **The below Broker or his Buyer agrees to not ask questions or arouse suspicion at the location and to conduct all inquiries in connection with above described business (es) exclusively through MIDTOWN REALTY INTERNATIONAL, INC.** All offers to purchase will be made through MIDTOWN REALTY INTERNATIONAL, INC. I understand that all information needs to be re-verified by the Buyer, MIDTOWN REALTY INTERNATIONAL, INC. makes no representation to accuracy and or representations or warranties of any information supplied. I understand that the Customer will do all due diligence needed to verify the information provided by the Seller before Closing.

BROKERAGE NAME

BROKER SIGNATURE

DATE

ADDRESS

TELEPHONE

EMAIL

FAX

BROKER/REALTOR NAME (PRINT)