



03 Non-Ex Cmml 2 Mos
For use with properties under 2, 500 SF
Rev. 05/08

NON-EXCLUSIVE REPRESENTATION AGREEMENT

Property Owner	Name _____ Cell Phone # _____ Address _____
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By the terms of this non-exclusive agreement to represent the Owner dated _____

Business name: _____ heretofore referred to as "the Owner/Manager/Lessor," grants Ideal Properties Group LLC, heretofore referred to as "the Broker", the non-exclusive right to lease property located at address: _____

Engagement, The Owner retains the Broker as its nonexclusive agent with the nonexclusive right to Lease the property. The Broker represents to be a licensed Real Estate Broker under the laws of New York.

Leasing Price \$ _____ **Available SF** _____

Commissions, In consideration of the performance by the broker of its duties, the commission of two month's rent is due and payable to Ideal Properties Group LLC by the Owner at the time of the Lease signing.

Owner's obligations. The Owner agrees to pay the commission if the property is leased or is the subject of a contract involving a person or legal entity with whom the Agent or Sub-Agent or the Owner negotiated or to whom the property is offered, quoted or shown.

Options: If a lease is renewed or extended pursuant to an option or right continued in the lease, Lessor shall pay to the broker at the time of the exercise of said option or right, an additional commission based on the aggregate rental for the renewal or extension rates, or for any such additional space.

Notices, All notices delivered under this agreement shall be in writing.

IN WITNESS WHEREOF, the parties hereby have caused this agreement to be executed as of the date set forth above.



Owner, Authorized Signature

Date

Broker, Ideal Properties Group LLC

Date