



Serving the MetroWest Commercial Real Estate Market for 22 Years!

EXCLUSIVE RIGHT TO LEASE/SELL BROKERAGE AGREEMENT

June 1, 2009

79 - 85 Concord Street, LLC
1 Kendall Street
Framingham, MA 01701

RE: 1 Kendall Street, Framingham, MA

Rent/s.f.: \$15 on Kendall St.

Asking price: TBD

Amount required with lease: First month and security deposit.

The above terms may change upon written notice by the Lessor/Seller. In consideration of the mutual covenants and agreements herein contained, the undersigned Lessor/Seller hereby gives to the undersigned Broker the sole and exclusive right to lease/sell said property for the price and terms contained herein or as may be agreed upon by the Lessor/Seller:

1. The Broker shall:
 - a. Use best efforts to procure a ready, willing and able Lessee/Buyer in accordance with the price, terms and conditions of this agreement.
 - b. Cooperate with other Brokers and co-broke with other brokers, who are not principals.

2. The Lessor/Seller agrees:
 - a. To refer all inquiries and offers to lease or buy said property to the Broker
 - b. To pay the Broker a fee for services upon commencement date of the lease. Fee may be netted from deposit held:

Year 1 - 6% of rent	Year 4 - 3% of rent
Year 2 - 5% of rent	Year 5 - 10 - 2% of rent
Year 3 - 4% of rent	2% - thereafter
 - c. 50% of the commission will be due upon signing of lease. The balance will be due upon occupancy.

3. Any balance due shall survive ownership of said property and be the responsibility of the undersigned Lessor/Sellers and be due on sale.

Investment Property Specialists, Inc.

855 Worcester Road - Rt. 9

Framingham, MA 01701

Telephone : 508-875-4800

Fax Number: 508-820-9780



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Commission for options shall be incorporated in the lease and are due upon the execution of the option by the owner of record. Any Lease renewal by an existing tenant or expansion by an existing tenant shall not be recognized under this agreement and no commission shall be paid for Lease renewal or expansion of an existing tenant.

To Be Determined
 X If the lease contains an option to purchase or 1st. right of refusal and said right/option is exercised then the Seller shall pay I.P.S., Inc. five percent (5%) of the sales price minus any commission paid for the unamortized term of the lease.
 Broker shall determine the commission of sale at the time of the lease signing with the owner.

5. The Lessor/Seller agrees:

- a. To refer all inquiries and offers for leasing or purchase of said property;
- b. To cooperate with the Broker in every reasonable way;
- c. To pay a brokerage fee for professional services of ~~five percent (5%)~~ *To be determined* of the selling price if:

- (1) If a buyer is procured ready, willing, and able to buy said property, or any part thereof, in accordance with the price, terms, and conditions of this agreement, or such other price, terms, and conditions as shall be acceptable to the Sellers, only if the transaction proceeds;
- (2) The said property or any part thereof, is sold through the efforts of anyone including the Sellers; or

6. The period of this agreement shall be from June 1, 2009 to and including December 31, 2009 and shall continue thereafter in 30 day intervals until 30 day written notice is received by the Broker. Time is of the essence. If a client introduced to said property by the Broker or sub-agent or buyer's broker shall lease/buy said premise a commission, as specified herein, will be due from Owners to the Broker up to 6 (six) months after the expiration of this agreement or any extensions. The Broker shall provide Lessor/Seller with a customer list at end of this agreement should said property be available.

7. *Excluding current tenants from All Fees.*

J. Adams
 Lessor/Seller
 Date *7-85 Concord St. LLC*

Matthew [Signature]
 Broker
 6/29/09

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