



AUTHORIZED ENGAGEMENT LETTER

This letter authorizes *Robert L. Bain*, Broker, to act as your exclusive commercial broker in efforts to secure commercial property in Harris County, Texas..

It is specifically understood and agreed that all fees or commissions to be paid in connection with this representation shall be solely the obligation of the Prospective Owners or Landlords upon closing. Should a fee not be provided then, at clients' option to select such property, agent will receive the fee from client, upon closing and finalizing a sales contract at 3% of sales price or upon executing lease documents in the amount of 4% of total aggregate rent due over the term payable upon lease execution.

All correspondence, letters, phone calls, etc. will be directed to Broker from Client and Broker agrees to follow up with Client on all related information.

Broker has presented and provided Client with the **INFORMATION ABOUT BROKERAGE SERVICES** form, provided by the Texas Real Estate Commission (TREC), and Client acknowledges receipt of this information.

All properties presented by Broker to Client will have a "protection period" of one-hundred and eighty days (180) from end of this engagement. Broker will be entitled to a commission based 4% of total aggregate rent due under any lease agreement or 3% of the sales price due at closing on any transaction during this term or any extensions of this engagement. Client will provide Broker the difference in fees, if less than above, at time of closing or lease execution.

AGREED AND ACCEPTED BY;

NAME _____

DATE: _____

TITLE: _____

COMPANY: _____

BROKER: _____

DATE: _____

This agreement is in effect for six (6) months from above date. It will be automatically extended for an additional 3 month period, unless canceled by written notice within thirty (30) days by either party.

