
Date

Mr. Stephen Sunderland
Optimal Spaces Inc.
112 west 34th Street, 18th floor,
New York, NY 10120

Dear Mr. Sunderland:

We hereby grant Optimal Spaces, Inc., the exclusive right to find, negotiate for and secure space or property for lease, sublease, lease renewal, or lease extension or purchase by us, our affiliates, subsidiaries, individually, or designees, solely and exclusively through Optimal Spaces Inc.

This agreement shall be effective for one year from the date above written and may be canceled by either party after six (6) months' notice by giving the other party thirty (30) days prior written notice of cancellation by Certified Mail, Return Receipt Requested.

We agree to refer all inquiries, proposals and offers, during the term of this agreement to Optimal Spaces, Inc., including those from brokers, lessees, lessors and owners.

Upon and after expiration or termination of this agreement we shall recognize Optimal Spaces Inc. and act through Optimal Spaces Inc., as broker with respect to any space or property which you submitted to us or for which any negotiations, conversations or dealing were had during the term of this agreement.

This agreement, which constitutes the entire agreement between us, may not be discharged or modified except by an agreement in writing signed by both parties hereto.

Agreed & Accepted:

By: _____

By: _____

Stephen Sunderland
Senior Managing Director