

_____Date

Mr. Stephen Sunderland
Optimal Spaces Inc.
57 West 38th Street, 10th floor
New York, NY 10018

Dear Mr. Sunderland:

With respect to any property submitted to us by Optimal Spaces, whether as result of being shown the property, receiving research information on the property or otherwise being introduced or alerted to the property by Optimal Spaces, we hereby grant Optimal Spaces, the exclusive right to negotiate the lease, purchase, sublease, renewal or extension by us, our affiliates, subsidiaries, individually, or designees of such property.

For a period of one year from Optimal Spaces's submission of any property(s), we further agree to recognize, protect and act solely through Optimal Spaces Inc. as broker with respect to such properties.

Agreed & Accepted:

By: _____

By: _____ Stephen Sunderland
Senior Managing Director