

Cooperating Broker Commission Agreement

Property: Aspen Glen – a vacant 9.32 Acre Unimproved Property – 7216 Lawrence Rd, Boynton Beach

This agreement will confirm the offering by Brenner Real Estate Group (BREG), the Listing Broker to cooperate in a Real Estate commission in the event a Purchaser or Procuring Broker (Selling Broker) presents an offer to purchase, and it is accepted by the Seller, and the transaction closes, and the Seller pays a commission for the sale of the above noted property.

For a period of 180 days from the effective date of this agreement, the Selling Broker shall receive concurrent at closing from Seller's funds, a sum equal to **Three Percent (3%)** of the selling price of the subject property. The Selling Broker's commission will be earned and due and payable **only in the event the Purchaser executes the provided Confidentiality Agreement acknowledging the Selling Broker has been selected as Purchaser's Agent**, and a Closing occurs in accordance with the terms of the "AGREEMENT OF PURCHASE AND SALE" contract for the subject property, and will be paid solely out of the proceeds of Closing to BREG concurrent with payment to BREG, and **will not be due** if the transaction set forth in the "AGREEMENT OF PURCHASE AND SALE" contract for the subject property shall fail to close for any reason including, without limitation, a default by Purchaser or Seller, and if Purchaser shall default under the "AGREEMENT OF PURCHASE AND SALE" contract for the subject property and Seller shall retain the Deposit based on the terms of the "AGREEMENT OF PURCHASE AND SALE" contract for the subject property. **In addition, the Purchaser of the property shall not be paid a Real Estate Commission.**

Signatures submitted via facsimile transmission shall be considered as originals and binding upon the parties.

Listing Broker: Brenner Real Estate Group
 1500 W. Cypress Creek Rd., Suite 409
 Deerfield Beach, Florida 33309
Tel.: 561-901-1031 Fax: 954.596.5556
Email: bfreehof@breg.net
 Bert Freehof, Vice President - Exclusive Agent

Selling Broker: _____

Tel.: _____ Fax: _____ Date: _____

e-mail address: _____

By: _____

 Date

 Printed name