



MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

(305) 253-5600

(305) 255-0000

Fax: (305) 253-2967

BROKER - PROSPECT REGISTRATION AND CONFIDENTIALITY

It is our understanding that Broker, wishes to register with Midtown Realty International, Inc. ("Midtown") the person or entity listed below and made a part of this agreement as a potential purchaser of the Property or Properties. Broker is not authorized to discuss the sale of the property with Prospect until Broker has received an executed copy of this agreement countersigned by Midtown, which shall serve as authorization for Broker to discuss the sale of the Property with Prospect only.

Upon our receipt of this Agreement signed by Broker, Midtown will provide the Broker with certain confidential information relative to the Business and affairs of the Property, as well as other information that may be available, all of which will be believed to be accurate and has been obtained from sources believed to be reliable however, neither Midtown nor the Owner makes any claims or assumes any responsibility for the accuracy or completeness of the Confidential Information by the owner and/or Broker.

The parties agree that a facsimile transmission of this agreement and all signatures and initials thereto shall be deemed an original document with the same legal force and effect as an original.

Midtown is acting as a Transaction Broker. Broker must be a Non-representative Broker, Transaction Broker, or Buyer Broker.

This agreement stated herein shall remain in effect for a period of twenty-four (24) months. Any registration of other Prospect for the property(s) must be agreed upon expressly with another agreement.

By these signatures below and execution of this agreement, each of the signatories separately and individually and their associates confirm that any corporation, organization, firm, company, or individual of which this signatory is a part to or, member of, principal of, or (agents for said association if bound fails to register a principal).

No commission will be due to the selling broker if the selling broker fails to register a principal or Prospect.

Attention Brokers, it is important that neither you nor your Prospective Purchaser(s) visit any of the properties are presented for sale, or contact the owners, their employees, tenants, or customers without the written authorization of Midtown. Violation of this covenant will void Midtown's offer to compensate Broker in the event of a sale. In addition, Broker may also be responsible to Midtown for any lost commissions, if Broker actions cause Midtown's relationship with Seller to become compromised or terminated.

Please sign below and list your prospect's name (s) in the space provided and return a copy to us via mail or facsimile. We will then forward to you an executed copy of this agreement along with information on each Property.

Acknowledged and Agreed:

✓

Name of Brokerage Company

Midtown Realty International, Inc.

✓

Signature of Broker

Albert Hernandez
President Commercial Division

✓

Date

Date

✓

Purchaser Name

✓

Company or Corporate Name