

EXCLUSIVE RIGHT TO LEASE OR RENT AGREEMENT

1. PROPERTY. SELLER hereby grants to Burns Realty Group LLC the Exclusive Right to Lease or Rent the real property known as _____
City of _____, Ohio _____ Permanent Parcel
Number _____ County of _____
for a period of _____ from _____
up to and including midnight _____. Monthly
rent to lease payment to be _____ (\$ _____)
per month, or at _____ (\$ _____) annually.

2. COMPENSATION. SELLER agrees to pay Burns Realty Group LLC a commission of 10 percent (10%) of the total gross rental amounts due under the lease agreement or a minimum commission of one month's rent whichever is greater. _____
SELLER also agrees that such commission shall be paid if the property is rented or leased within one hundred eighty days following the term of the Agreement or any extensions thereof to any parties to whom Burns Realty Group LLC has submitted the property. SELLER agrees to immediately refer to Burns Realty Group LLC all prospective BUYERS or Brokers who contact SELLER for any reason and to provide Burns Realty Group LLC with their names, addresses, and phone numbers.

3. SIGN/Lockbox. Burns Realty Group is authorized to place a "FOR LEASE" or "FOR RENT" sign on the property, if permitted by law and to have access to the property at all reasonable times for the purpose of showing it to prospective BUYERS; to cooperate with all Brokers; to enter the property in any Multiple Listing Service and subject to the rules and regulations of that Service and to use pictures of the same for promotional purposes. To facilitate the sale of the property, SELLER authorizes Burns Realty Group LLC to place a lockbox on the premises at any time during the term of this listing agreement. Such lockbox shall be used to hold the key for entrance to the property. SELLER releases Burns Realty Group LLC, the Northern Ohio Regional Multiple Listing Service, and any Brokers assisting in the sale of said property from all liability for loss or damage of any kind resulting from use of said lockbox or the use of the key to be placed therein.

4. LEASES. Any leases which may be required shall be prepared by SELLER and SELLER'S legal counsel.

5. FAIR HOUSING. In securing a BUYER for subject property, it is understood and agreed that all parties will comply with all State and Federal Fair Housing Laws.

6. OTHER. _____

SELLER hereby acknowledges receiving a copy of this agreement.

SELLER (PLEASE PRINT)

SIGNATURE

DATE

SELLER (PLEASE PRINT)

SIGNATURE

DATE

BURNS REALTY GROUP LLC AGENT

PHONE

DATE