**<Date>**

**NAME**

**ADDRESS**

**ADDRESS**

**CITY, STATE ZIP**

**Re: Co-Broker Real Estate Services Agreement (“Agreement”)**

Dear **<NAME>**,

Property One, Inc. (“Broker”), has been appointed the sole and exclusive representative of **<CLIENT’S NAME>** to provide real estate services in connection with executing their real estate requirement for an office location in .

Broker desires to engage the services of your company as a local market specialist (“Co-Broker”) in executing this requirement. In exchange for the Co-Broker services requested herein, Co-Broker and Broker shall share any commissions resulting from the completion of this assignment in accordance with the terms of this Agreement. The terms and conditions of this letter outlined below shall govern the relationship of the Broker and Co-Broker. Co-Broker shall be deemed to have agreed to these terms and conditions as evidenced by their participation in the assignment contemplated hereunder.

1. This Agreement shall expire at midnight on **<DATE>**.
2. Real estate fees payable for services rendered in connection with representation of Client on this assignment shall be payable to Broker and Co-Broker evenly.
3. Broker and Co-Broker acknowledge that Client has the right to reject any and all offers, in Client's sole discretion.
4. All expenses incurred by either party in performance of services are solely the responsibility of such party unless otherwise agreed to in writing by the other party.
5. Broker and Co-Broker each warrant, represent and agree that it is and shall remain, during the term of this Agreement, a licensed broker, in good standing in the State in which the assignment is located. Broker and Co-Broker shall at all times comply with the laws, rules, and regulations governing real estate brokers in such State.
6. Commissions shall be paid to Co-Broker through their **<CITY>, <STATE>** office. All fees earned by Broker hereunder shall be paid in a reasonable time frame upon receipt by Co-Broker of the commissions due from owner.
7. Broker and Co-Broker shall immediately disclose to the other party any situation that could possibly be perceived as having the potential to be a conflict of interest, with the objective to manage such situation. Further, each party shall notify the other party and Client in writing of its representation of any other prospective third party to this transaction. It is understood that **<Co-Broker>** may represent buildings that Client may evaluate. Such listings shall not be deemed a conflict unless team members from Broker also represent the building.
8. Neither Broker nor Co-Broker shall at any time make any statements to the press regarding this transaction without the express consent of the other party and Client.
9. All documents to be delivered to Client or any potential landlord in connection with this transaction shall be expressly approved by Broker before such delivery.
10. Co-Broker and Broker agree to indemnify each other against all losses resulting from (i) any claim by another person for a commission due to an act or omission of such party; and (ii) any act or omission of such party which relates to a prospective property or this Agreement; and (iii) any misrepresentation made by such party to any third party. This indemnification shall survive the expiration of this Agreement.
11. Neither party may assign this Agreement. This Agreement constitutes the entire agreement between Broker and Co-Broker, and supersedes all prior discussions, negotiations, and agreements, whether written or oral. This Agreement shall be binding upon, and shall benefit, the heirs, successors, or legal representatives of the parties. In the event that any clause, provision, paragraph or term of this Agreement shall be deemed to be unenforceable or void based on any controlling federal or state law, the remaining provisions hereof, and each part, shall remain unaffected and shall continue in full force and effect.
12. Each signator to this Agreement represents and warrants that he or she has full authority to sign this Agreement on behalf of the party for whom he or she signs and that this Agreement binds such party.
13. The laws of the State of Louisiana shall govern this Agreement.

The signatures below acknowledge each party’s agreement with the terms of this letter.

**AGREED AND ACCEPTED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20 :**

**<Co-Broker>**

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Its: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Property One, Inc.**

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Its: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_