

EXCLUSIVE AGREEMENT TO REPRESENT BUYERS

LF071206-17

(This is a legally binding contract. If you do not understand it, seek legal advice.)

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As a buyer's agent, Broker will assist Buyer under the following terms:

- 1. Buyer gives Broker the exclusive right to locate and/or assist in negotiations for the purchase, exchange, or option to purchase property (purchase) at a price and with terms acceptable to Buyer.
- 2. Buyer agrees to compensate Buyer's Broker. THE AMOUNT OF COMPENSATION SHALL BE \$ 50.00 per hour OR _____ percent of the selling price plus appropriate sales/service tax, which may be satisfied in whole or in part by payments from a cooperating Broker or Seller. In an amount not to exceed \$1,500. JAR
- 3. Broker will represent Buyer as outlined in Article II of the attached Agency Agreement Addendum when showing Buyer another firm's listings. Broker will act, with Buyer's consent, as outlined in Article III when showing Broker's listings to Buyer.
- 4. Buyer acknowledges and consents that Broker may represent other buyers who may have an interest in presenting purchase agreements on any given property for sale by a Seller.
- 5. BUYER'S OBLIGATION: Buyer will:
 - A. Work exclusively with Broker for the purchase of property.
 - B. Provide Broker with accurate and relevant personal financial information to determine Buyer's ability to purchase property.
 - C. Compensate Broker as outlined in paragraph two (2) if Buyer purchases property or defaults on an Agreement to Purchase during the period of this contract.
 - D. Compensate Broker as outlined in paragraph two (2) if Buyer purchases a property within 90 days after the end of this Agreement which Broker has shown to Buyer during the term of this Agreement unless Buyer enters into an Exclusive Agreement with another broker.

6. Description of property desired:

- A. Type of property: Commercial Building
- B. General location: 800 block of Centre St. Rapid City, South Dakota
- C. Price range: [REDACTED] JAR

7. This agreement shall begin February 10, 2006 10 a.m./p.m., and shall continue until the earlier of August 10, 2006 10 a.m./p.m., or completion of the acquisition of the property.

Buyer: [Signature] Date: 2-10-06 [Signature]

Buyer CITY OF RAPID CITY

Address: 300 6th. St. Rapid City South Dakota 57701

City Terrance S. Rathbun, CCIM State Zip

Broker: [Signature] by Agent: [Signature] Date: February 7, 2006

Receipt of copy acknowledged: _____ Buyer

***** An amount not to exceed \$3,000.00 total *****

THIS AGREEMENT IS EXTENDED TO: Expiration date remains at August 10, 2006

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Broker: Terrance S. Rathbun, CCIM by Agent: [Signature] Date: 6-29-06

Receipt of copy acknowledged: _____ Buyer