



O,R&L COMMERCIAL, LLC

2340 SILAS DEANE HIGHWAY

ROCKY HILL, CT 06067

(860) 721-0033

AUTHORIZATION TO REPRESENT TENANT

You, Client Name of Client Company, Client Address, Client City CT Zip (Tenant) hereby appoints **O,R&L COMMERCIAL, LLC** (Agent) of 2340 Silas Deane Highway, Rocky Hill, CT 06067 as your exclusive Agent to assist You to locate and lease approximately _____ square feet of _____ space in _____, Connecticut or to negotiate a satisfactory lease renewal and expansion at _____, Connecticut.

1. TENANT'S AND AGENT'S OBLIGATIONS: You and We agree that:

(a) **TERM.** This Agreement shall remain in effect from _____, through and including _____; however, either party may terminate this agreement with 30 days advance written notice.

(b) **AGENT'S DUTIES.** We will use our best efforts to locate suitable space for You and negotiate terms and conditions acceptable to You. We agree to represent Your best interests during all negotiations.

(c) **TENANT'S DUTIES.** You agree to cooperate with us and to refer to us all inquiries or offers from either brokers or principals that pertain to this requirement. Upon request, you will provide a Landlord or Lender with reasonable financial information regarding your abilities to lease. You also agree to make yourself reasonably available to examine real property and to provide feedback.

(d) **AGENT'S CONSENT.** We agree to disclose our representation of you to prospective Landlords and/or their agents and to inform you of any other party we may represent in a transaction involving you.

(e) **ENFORCEABILITY.** We may enforce this contract against the party who is responsible for paying the brokerage commission, or their heirs, administrators, executors, and assigns. You agree to assist us in enforcing this agreement by including a brokerage clause in the lease document.

(f) **DUAL AGENCY.** Tenant acknowledges that Broker is a regional brokerage firm and that in some cases it may represent prospective landlords, creating a dual agency. If dual agency arises, we will promptly disclose all relevant information to you and give you any disclosure notices or consent agreements required by law for your review and signature. Broker shall not disclose the confidential information of one principal to the other.

(g) **STATEMENTS REQUIRED BY LAW.** (a) This agreement is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c). (b) The real estate broker may be entitled to certain lien rights pursuant to Subsection (d) of Section 20-325a of the Connecticut General Statutes. (c) **NOTICE: THE AMOUNT OR RATE OF BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.**

(h) **COMPENSATION.** You acknowledge that in consideration of our professional services, the Landlord will be responsible to pay us a commission equal to 6% of the aggregate gross rent over the initial term of the lease for any property leased by You, Your affiliates or assigns. The commission is due and payable by Landlord in full upon the execution of a lease. If a lease is consummated within 6 months following the expiration date or early termination date of this Agreement with any property that was worked on prior to the expiration date, the commission shall be considered earned and shall be due and payable by Landlord under the same terms as described herein.

Check if applicable:

FEES WHEN LEASING PROPERTY NOT LISTED. We will show you all properties that meet your specifications and come to our attention whether this property is listed or not. This includes for-lease-by-owner and other properties we find through prospecting. If the property is not listed, you will be obligated to pay our commission equal to _____% of the aggregate gross rent.

(i) **COPY.** You agree that by signing this Agreement you have received a copy of it.

The parties agree that this Agreement may be transmitted between them by facsimile machine and the parties intend that a faxed Contract containing either the original and/or copies of the signatures of all parties shall constitute a binding Contract.

AGENT:

TENANT:

By: _____ Date _____

By _____ Date _____

Agent

O,R&L Commercial, LLC

2340 Silas Deane Highway

Rocky Hill, CT 06067