

BUYER REPRESENTATION AGREEMENT

145 Greenbrae Circuit, Toronto, Ontario

To: _____ (Broker or Sales Representative) Tel. No. _____

Company: _____, Brokerage

Address: _____ Fax No. _____

hereinafter referred to as the Co-operating Brokerage or Brokerage.

I/WE: _____

hereinafter referred to as the Buyer, hereby give you the **exclusive and irrevocable** right to act as our Brokerage until 11:59 p.m. on the _____ day of _____, 2008.

For the purpose of representing us in regards to our potential purchase of:

Property Name and Address: **145 Greenbrae Circuit in Toronto, Ontario**

as currently listed for sale by P.G. Gagné Commercial Real Estate Corp., Brokerage (Listing Brokerage)

1. DEFINITIONS AND INTERPRETATIONS: For the purpose of this Buyer Representation Agreement ("Mandate"), "Buyer" includes purchaser and a "seller" includes a vendor or a prospective seller or vendor. A purchase shall be deemed to include the closing of a sale with transfer of funds to vendor pursuant to an agreement of purchase and sale ("Agreement"). This Agreement shall be read with all changes of Gender or number required by the context.

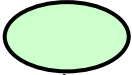
2. SERVICES PROVIDED BY THE BROKERAGE: It is understood that the Brokerage may assist the buyer with any or all of the following services, and any other services, as agreed to between the Buyer and the Brokerage:

- To identify the needs of the Buyer
- To assist the Buyer in negotiations for the purchase of the property identified above (subject to the special provisions for Multiple Representation described below).
- Other: _____

3. RESPONSIBILITIES OF THE BUYER: In consideration of the Brokerage undertaking to assist the Buyer, the Buyer agrees to:

- Co-operate with the Brokerage with respect to the Brokerage providing any or all of the services described above, as agreed to between the Buyer and the Brokerage.
- Work exclusively with the purchase of the property described above.
- Submit through the Brokerage all offers by the Buyer during the currency of this Agreement to purchase the property indicated above.

I/we agree the Cooperating Brokerage is entitled to be paid a commission of three percent (3.0%) plus GST. I authorize the Cooperating Brokerage to receive payment of commission from the seller of the property or the seller's brokerage. Should the Brokerage be unable to obtain an agreement in writing from the seller or the seller's brokerage to pay the full commission described above, I will be so informed in writing prior to submitting an offer to purchase and I will pay the commission for the transaction, or any deficiency in the amount of commission as described above, directly to the Brokerage.

Initial(s) of Buyer(s) 

I/we understand that a failure to negotiate a purchase of the property and submit offers through the Brokerage as described above will make me liable for payment of commission to the Cooperating Brokerage in the event that I/we acquire the Property within the terms of this agreement. The payment of commission by the seller to the Brokerage will not make the Brokerage the brokerage for the seller.

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145 Greenbrae Circuit, Toronto, Ontario

I/we warrant that I/we (are)am not a party to a Buyer Representation Agreement with any other registered real estate Brokerage for the purchase of the property indicated above.

- 4. REPRESENTATION:** I acknowledge that the Brokerage has provided me with written information explaining agency relationships, including information on Seller Representation, Sub-Representation, Buyer Representation, Multiple Representation and Customer Service.
The Brokerage shall assist the Buyer in evaluating the property of the general description indicated above and shall represent the Buyer in an endeavour to procure the acceptance of an agreement to purchase such property.
I hereby agree that the terms of any buyer's offer or agreement to purchase the property will not be disclosed to any other buyer.
The Buyer hereby appoints the Co-Brokerage as Brokerage for the purpose of giving and receiving notices pursuant to any offer or agreement to purchase the property negotiated by the Brokerage.
- MULTIPLE REPRESENTATION:** I further acknowledge that the Brokerage may be entering into buyer representation agreements with other buyers who may be interested in the same or similar properties that I may be interested in buying and I hereby consent to the Brokerage acting as an brokerage for more than one buyer interested in the same property without any claim by me of conflict of interest.
- 5. ENVIRONMENTAL INDEMNIFICATION:** I agree to indemnify and save harmless the Brokerage, the Vendor and the Listing Brokerage from any liability, claim, loss, cost, damage or injury as a result the property being affected by any contaminants or environmental problems.
- 6. USE AND DISTRIBUTION OF INFORMATION:** The Buyer consents to the collection, use and disclosure of personal information by the Brokerage for such purposes that relate to the real estate services provided by the Brokerage to the Buyer including, but not limited to: advertising on behalf of the Buyer; providing information as needed to third parties retained by the Buyer to assist in a transaction (e.g. financial institutions, building inspectors, etc.); and such other use of the Buyer's information as is consistent with the services provided by the Brokerage in connection with the purchase or prospective purchase of the property.
- 7. CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any provisions added to this Agreement, shall constitute the entire Authority from the Buyer to the Brokerage. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein.
- 8. ELECTRONIC COMMUNICATION:** This Buyer Representation Agreement and any agreements, notices or other communications contemplated thereby may be transmitted by means of electronic systems, in which case signatures shall be deemed to be original. The transmission of this Agreement by me by electronic means shall be deemed to confirm I have retained a true copy of the Agreement.

THIS AGREEMENT HAS BEEN READ AND FULLY UNDERSTOOD BY ME AND I ACKNOWLEDGE THIS DATE HAVING RECEIVED A TRUE COPY. Any representation and warranties contained herein are true to the best of my knowledge, information, and belief.

DATED at _____ this _____ day of _____ 2008.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Name of Buyer)

(Witness)

(Signature of Buyer/Authorized Signing Officer)

 DATE _____
(Seal)

(Witness)

(Signature of Buyer/Authorized Signing Officer)

 DATE _____
(Seal)