

CO-OPERATING BROKERAGE FORM

901 Jane Street, Toronto, Ontario

Send To: **Pierre Gagné**, Broker of Record
P.G. Gagné Commercial Real Estate Corp., Brokerage
401 Bay Street, Suite 2704, PO Box 117
Toronto, Ontario M5H 2Y4

Fax: (416) 366-9800
Tel: (416) 955-1885 x228
Email: pierre@gagnerealestate.ca

From: _____ Broker or Sales Representative

Company: _____ Brokerage

Address: _____

Phone: _____ **Fax:** _____

Email: _____

Client/Purchaser

Name: _____ **Phone:** _____

Client/Purchaser Address: _____

We request further information regarding the property located at 901 Jane Street in Toronto, Ontario ("the Property"). We acknowledge that P.G. Gagné Commercial Real Estate Corp., Brokerage ("PGG") has been engaged as exclusive Brokerage by the vendor to advise and assist in the sale of the Property. We represent that, as co-operating brokerage, we have been retained and act as buyer broker or sales representative under a Buyer Representation Agreement for the prospective purchaser listed above (Client) and agree to the following:

1. We attach hereby the Buyer Representation Agreement executed by our Client.
2. In the event that an Agreement of Purchase and Sale is accepted by the vendor and successfully completed by the Client during the course of PGG's authority to sell and provided further that PGG is paid its fee in full, PGG will transfer and the co-operating brokerage will accept a co-operating fee of two percent (2%) of the sale price plus applicable Goods and Services Tax as paid by the vendor, provided the Client does not mandate another representative or intermediary to act on its behalf.
3. We agree that the information to be received about the Property is confidential and I will hold and treat it accordingly. We will only disclose the information provided by PGG to the Client and will not, directly or indirectly, disclose or permit anyone else to disclose this information to any firm or entity without the prior written consent of PGG. We will not use or permit the information to be used in any manner detrimental to the interest of the vendor or PGG or their affiliates.
4. We acknowledge that we must sign a separate copy of this agreement for each Client.
5. This co-operating brokerage form is only valid when accepted by Pierre Gagné, Broker of Record.
6. This Agreement will expire May 28th, 2009.

Agreed and Acknowledged this _____ day of _____, 2008.

Co-Operating Broker / Sales Representative

Co-Operating Broker Of Record

Accepted this _____ day of _____, 2008.

Pierre Gagné, Broker of Record
P.G. Gagné Commercial Real Estate Corp., Brokerage

OFFICE USE ONLY: Executed copy faxed back to Co-operating Brokerage on _____ 2008.