

CO-OPERATING BROKER FORM
3550 & 3560 - 3570 Victoria Park Avenue, Toronto, Ontario

Send To: **Pierre Gagné**
Broker of Record
P.G. Gagné Commercial Real Estate Corp., Brokerage
220 Bay Street, Suite 902
Toronto, Ontario M5J 2W4

Fax: (416) 862-2136
Tel: (416) 955-1885
Email: pierre@gagnerealestate.ca

From: _____ Broker or Sale Representative

Company: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Client/Purchaser Name: _____ Phone: _____

Client/Purchaser Address: _____

We request further information regarding the property located at 3550 & 3560 - 3570 Victoria Park Avenue in Toronto (The Property). We acknowledge that P.G. Gagné Commercial Real Estate Corp., Brokerage (PGG) has been engaged as exclusive agent by the vendor to advise and assist in the sale of the Property. We represent that, as co-operating broker, we have been retained and act as buyer broker under a buyer agency agreement for the prospective purchaser listed above (Client) and agree to the following:

1. I attach hereby the Buyer Agency Agreement executed by our client.
2. In the event that an Agreement of Purchase and Sale is accepted and successfully completed between the Client introduced by me 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 broker will accept a co-operating fee of one percent (1%) of the sale price of the Property plus applicable Goods and Services Tax as paid by the vendor provided the Client does not mandate another agent or intermediary to act on its behalf.
3. I agree that the information to be received is confidential and I will hold and treat it accordingly. I 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. I 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. I acknowledge that I must sign a separate copy of this agreement for each Client.
5. This co-operating broker form is only valid when accepted by Pierre Gagné, Broker of Record.
6. This Agreement will expire July 31st, 2007.

AGREED AND ACKNOWLEDGED this _____ day of _____ 2007.

CO-OPERATING SALE REPRESENTATIVE DATE

CO-OPERATING BROKER DATE

PIERRE GAGNÉ, Broker of Record DATE
P.G. Gagné Commercial Real Estate Corp., Brokerage

OFFICE USE ONLY: Executed copy faxed back to Co-operating Broker on _____ 2007.

