

COOPERATIVE AGREEMENT

The undersigned designated Listing Broker (hereinafter referred to as "Listing Broker") holds a valid listing on the business and/or property described below as the "Business" and authorizes the undersigned designated Selling Broker (hereinafter referred to as "Selling Broker") to solicit prospective buyers of the Business.

Listing Broker agrees to submit to Selling Broker all information available to Listing Broker concerning the Business. In the event the Business is sold to a client procured by Selling Broker, Listing Broker shall pay to Selling Broker the percentage designated below as the "percentage" of the total sales commission when received by Listing Broker. Said percentage shall not be payable for a client that was made aware of the Business through Listing Broker or any of its advertising or agents or for any buyer that was not introduced in writing to Listing Broker prior to an Offer being written.

Selling Broker agrees to disclose information about this business only to those buyers who the Selling Broker has interviewed, deems qualified to buy the business, and have first signed a "Non-Disclosure Agreement" acceptable to the Listing Broker.

Selling Broker agrees not to attempt to procure in its name a Listing on the Business at any time during the term of this agreement and/or for a period of one year thereafter, not to advertise the Business without the prior written consent and approval of such advertising copy by Listing Broker, not to make any representation concerning the Business except as provided in the information furnished, and to cause each Offer to Purchase to be delivered by Listing Broker to the Business owner.

This agreement expires on _____ (date).

Business: _____ Percentage: _____

SO AGREED this _____ day of _____, 19__.

LISTING BROKER

SELLING BROKER

Address: _____

Address: _____

Phone: _____

Phone: _____

BY: _____

BY: _____

Duly Authorized Listing Agent:

Duly Authorized Selling Agent:

Broker shall not be bound hereunder until the Agreement has been approved and accepted below by Broker.

Broker

Broker