

LISTING PROFILE LEASE

(*) Indicates Required Field

* Property Type: (Choose One) <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Special Purpose (Other)			MLS #:
* Listing Type: (Choose One) <input type="checkbox"/> Exclusive Right to Sell <input type="checkbox"/> Exclusive Agency			* Status: <input type="checkbox"/> ACT (Public) <input type="checkbox"/> PRE (Members Only)
Number Pre-Direction Street Name Post Direction Suite Number			
* Address:			* Expected Public Date: (Req. for PRE)
* City:	* Zip Code:	* Price: \$	
* Area: (Refer to Boundary Map if Unsure)	* County:	* Price/Sq Ft: \$ <input type="checkbox"/> Annual <input type="checkbox"/> Monthly	
Approx Lot Dimensions:		Approx Lot Sq Ft:	* Cross Street:
Frontage (# Feet):	* Acres:	* Zoning:	Property Address Internet Display: <input type="checkbox"/> Yes <input type="checkbox"/> No
Property Name:		Parking Ratio: /1000 SqFt	# Parking Spaces:
* Approx Available Square Feet:		* Source of Sq Ft Data: <input type="checkbox"/> County <input type="checkbox"/> Fee <input type="checkbox"/> List Broker <input type="checkbox"/> Owner	
Minimum Lease (# of months):		Lease Type:	Tenant:
Industrial		Office	Retail
Ceiling Clear Height	# Private Offices	Annual NNN Est.	
# Dock Doors	# Conf. Rooms	End Cap/Inline	
# Grade Doors	Elevator <input type="checkbox"/>	Space Dimensions	
Heat Type	Kitchen <input type="checkbox"/>	Retail Area SqFt	
Cool Type	Load Factor	Storage SqFt	
Power (Volts/Aamps)		Traffic Count	
Office SqFt		Signage Type	
Railroad		Anchor	
# Restrooms		Trailer Parking <input type="checkbox"/>	
Truck Turnaround <input type="checkbox"/>			
Yard Avail/Fenced <input type="checkbox"/>			

* Listing Broker Name		* Listing Date	* Expiration Date
* Listing Office Name/Code		* Owner Name	
Listing Broker Phone/Fax		Owner Phone	
Co-List Broker Name		Owner's Address	
Co-List Broker Office Code		Owner US Citizen (FRPTA) <input type="checkbox"/> Yes <input type="checkbox"/> No	
For Lease Sign <input type="checkbox"/> Yes <input type="checkbox"/> No	* WVMLS Lockbox <input type="checkbox"/> Yes <input type="checkbox"/> No	* Leasing Office Commission _____ % of Payments for 1 st _____ Years of Lease _____ % of Payments for 2 nd _____ Years of Lease _____ % of Payments for Balance of Lease Term	Lease Extension Commission _____ % of Lease Payments
Commission in the event that negotiated lease on subject property has an option to purchase _____ %			
Negotiable Inclusions			
Directions to Property			
Exclusions			

Owner/Authorized Signer(s) Initials: /	Date:
Listing Broker Initials:	Date:
Principal Broker Initials:	Date:



Address: _____ MLS # _____

Public Remarks
Private Remarks

FEATURES (Check all that Apply) (*) Indicates Required Field

A) FENCED YARD

- 1 Partial
- 2 Yes

B) FIRE SYSTEM

- 1 Central
- 2 Hardwired
- 3 Pull Station
- 4 Sprinkled

C) HANDICAP AMENITIES

- 1 No
- 2 Yes (Refer to Remarks)

D) HIGH SPEED COMMUNICATIONS ACCESS

- 1 Available
- 2 Present
- 3 Unknown

E) KITCHEN

- 1 No
- 2 Yes

F) LANDLORD RESPONSIBLE

- 1 Base Year Taxes
- 2 Electricity
- 3 Exterior Bldg Maintenance
- 4 Gas
- 5 Insurance
- 6 Interior Bldg Maintenance
- 7 Janitorial
- 8 Trash Removal
- 9 Water/Sewer
- 10 Other (Refer to Remarks)

G) TENANT RESPONSIBLE

- 1 Base Year Taxes
- 2 Electricity
- 3 Exterior Bldg Maintenance
- 4 Gas
- 5 Insurance
- 6 Interior Bldg Maintenance
- 7 Janitorial
- 8 Trash Removal
- 9 Water/Sewer
- 10 Other (Refer to Remarks)

H) LEASE DETAILS

- 1 Full Gross
- 2 Modified Gross
- 3 Modified Net
- 4 NNN

I) SECURITY SYSTEM

- 1 Leased
- 2 Owned

***J) SHOWING INSTRUCTIONS**

- 1 24-hour Notice
- 2 Appointment Necessary
- 3 Beware of Pets
- 4 Call Listing Broker
- 5 Call Listing Office
- 6 Courtesy Call/Show
- 7 Key at Listing Office
- 8 Keybox
- 9 Refer to Private Remarks
- 10 Upon Accepted Offer
- 11 Vacant

K) SIGNAGE

- 1 No
- 2 Yes

L) SUITABLE FOR

INDUSTRIAL

- 1 Distribution Warehouse
- 2 Flex Space
- 3 Industrial-Business Park
- 4 Manufacturing
- 5 Office Showroom
- 6 Refrigerated/Cold Storage
- 7 Research & Development
- 8 Self Storage/Mini-Storage
- 9 Truck Terminal/Hub/Transit
- 10 Warehouse

M) SUITABLE FOR

OFFICE

- 1 Creative/Loft
- 2 Institutional/Governmental
- 3 Medical Office
- 4 Office Building
- 5 Office-R&D

N) SUITABLE FOR

RETAIL

- 1 Convenience/Strip Center
- 2 Fashion/Specialty Center
- 3 Free-Standing Building
- 4 Neighborhood Center
- 5 Outlet Center
- 6 Power Center
- 7 Regional Center/Mall
- 8 Restaurant/Bar
- 9 Street Retail
- 10 Super Regional Center
- 11 Theme/Festival Center
- 12 Vehicle Related

O) SUITABLE FOR

SPECIAL PURPOSE

- 1 Refer to Remarks

Listing Broker Signature _____ Date _____

Principal Broker Initials: _____ Date: _____

Owner/Authorized Signer _____ Date _____

Owner/Authorized Signer _____ Date _____



Address	Lessor Name	MLS #
City	State OR Zip	Price

1 For value received, Lessor grants Listing Broker the Exclusive Right to Lease the property described on the attached listing profile (the
 2 "Subject Property") at the price and terms noted therein. Listing Broker agrees to put forth its best efforts to secure a Lessee and effect a lease for
 3 Lessor. If Lessor has so indicated on the form entitled Disclosure Regarding Agency Relationships, of which Lessor hereby acknowledges receiving
 4 a copy, Listing Broker may also act in a disclosed limited agency capacity in accordance with that Disclosure. Lessor understands that this contract
 5 is an Exclusive Right to Lease Listing Agreement and that if anyone finds a Lessee for the Subject Property, INCLUDING LESSOR, Lessor must
 6 pay a commission to Listing Broker. Lessor's Initials _____

7 Lessor agrees to pay Listing Broker, in full at the time a lease transaction is concluded, a commission equal in amount to _____%
 8 of the lease payments for the first _____ year(s) of lease; _____% of the lease payments for the subsequent _____ year(s) of lease;
 9 _____% of the lease payments for the balance of the initial lease; and _____% of the lease payments for the any extension of the lease.
 10 The minimum commission shall be \$_____. In the event any lease has an option to purchase, Lessor shall pay Listing Broker _____% of
 11 the selling price in the event the Lessee purchases the Subject Property. Lessor owes Listing Broker a commission in the event of any one of the
 12 following: a lease occurs on an offer Lessor accepts during this agreement from a Lessee for any price and terms Lessor accepts, OR Lessor
 13 accepts a Lessee's offer during this agreement but the transaction does not consummate because of Lessor's failure or refusal, OR any lease of
 14 the Subject Property occurs during the term of this contract, OR Listing Broker places Lessor in contact with a Lessee to whom Lessor leases the
 15 property within 90 days after the termination of this agreement without representation of another real estate broker. Listing Broker is authorized to
 16 accept a deposit on any lease. Lessor further allows Listing Broker a reasonable time after termination or expiration of this contract to close any
 17 transaction on which there is a deposit. If following the expiration or termination of this agreement, Lessor lists the Subject Property for lease with
 18 another duly licensed real estate broker, to the extent the commission stated in this agreement would result in Lessor's liability for more than one
 19 brokerage fee, the Lessor is excused from paying Listing Broker's commission.

20 Lessor warrants that Lessor has the legal right and capacity to lease the Subject Property, that the listing data provided by Lessor is
 21 accurate, and that the Subject Property is free of encumbrances except as set out in documents of record.

22 Lessor authorizes Listing Broker to submit this listing to the Willamette Valley Multiple Listing Service ("WVMLS") unless a signed
 23 certification form is attached requesting this listing not be submitted to WVMLS. In Lessor's opinion, none of this listing data, including post-closing
 24 transaction data and concessions information if any, is confidential and Lessor approves its dissemination. Members of WVMLS may act as
 25 Lessee's agents in procuring or attempting to procure a Lessee for the Subject Property. Lessor authorizes Listing Broker and its customers,
 26 WVMLS members and their customers, and inspectors hired by a prospective Lessee to enter any part of the Subject Property to inspect it at any
 27 reasonable time in accordance with the showing instructions on page 2 of the listing profile. Lessor agrees to defend Listing Broker and its
 28 salespeople, agents, representatives, and employees, to pay all costs of defense, to pay any judgment entered against any of them, and to hold all
 29 of them completely harmless if any information in this contract, the listing profile, or any Property Disclosure Statement issued by Lessor is
 30 inaccurate or incomplete or if Lessor has not completely and accurately disclosed all defects in the property.

31 Any dispute or claim that arises out of or that relates to this agreement or the services to be rendered under it shall be resolved by
 32 arbitration in accordance with the then effective arbitration rules of Arbitration Service of Portland, Inc. Any claim hereunder shall be filed with the
 33 Arbitration Service of Portland and held in the county where the property is located. Judgment upon the award rendered pursuant to such
 34 arbitration may be entered in any court having jurisdiction, and Lessor agrees to pay such reasonable attorney fees and costs as the arbitrator may
 35 award in the arbitration and as a court (including any appellate court) may award in any hearing on any petition relating to a request to stay the
 36 arbitration, to enjoin litigation, or to confirm, modify, or vacate the arbitration award.

37 In the event deposit money is received and thereafter forfeited, after deducting all costs incurred by the Broker on behalf of the Lessor, the
 38 forfeited deposit money shall be dispersed _____% to Lessor and _____% to Listing Broker to the extent of the Broker's commission with
 39 residue to Lessor. Lessor's Initials _____

40 If this contract is withdrawn from WVMLS, or Lessor withdraws the authority given to Broker herein, Lessor agrees to pay Broker the lesser
 41 of \$_____ and _____% of the lease payments for the Subject Property listed for _____ years.

42 This agreement accepted on _____, 20____. Agreement expires on _____, 20____.

43
 44 **THIS IS A LEGALLY BINDING CONTRACT WHEN EXECUTED BY ALL PARTIES. IF YOU DO NOT UNDERSTAND IT, YOU SHOULD**
 45 **CONSULT A LAWYER BEFORE SIGNING IT.**

_____ Signature of Listing Broker	_____ Date	_____ Lessor/Authorized Signer	_____ Date
_____ Listing Broker Firm Name		_____ Lessor/Authorized Signer	_____ Date
_____ Listing Broker Address	_____ City	_____ Lessor/Authorized Signer Address	_____ City
_____ Principal Broker Initials:	_____ Date:		