



LICENSED REAL ESTATE BROKER

EXCLUSIVE RIGHT TO RENT CONDO

Property 5 3 4 W 4 2 , P H 8

Owner(s) Claude Simon/ Simons HK
Properties LLC

Date 1/26/24

Dear Claude,

Thank you for choosing BOND New York Properties ("BOND") to market and rent your Property. Through our Agent, Mariana Bekerman, you hereby authorize BOND as a Licensed Real Estate Broker with the sole and exclusive right to rent the above listed condominium property (the "Property"). You represent that you are the true owner of the Property and have the authority to enter into this agreement. You represent that the Property may be legally used for residential purposes and BOND may rely on all information you provide to BOND about the Property.

This agreement shall be in effect from 1/31/24 to 4/30/24.

You acknowledge and authorize that BOND may offer the Property for rent at a price of \$ 11,500.

You hereby authorize BOND to create and direct all marketing and agree that no other advertising or marketing shall be permitted unless specifically authorized by BOND. You grant BOND permission to photograph the Property and to use those photographs in BOND's marketing materials. You agree and understand that, upon expiration or other termination of this Agreement, the rights to those photographs are the property of BOND and may not be used by you or anyone else, including other brokers.

You authorize BOND to solicit the cooperation of other licensed real estate brokers who will represent their prospective tenants, and to work with such firms on a cooperating basis for the rental of the Property. During the term of this Exclusive Agreement, you agree to refer to BOND New York all inquiries, proposals and offers regarding the Property; this includes all principals and any other real estate brokers.

BOND represents you, the owner, with respect to the sale of the Property. If another agent associated with BOND represents a potential or actual tenant, you understand and agree that BOND will be acting as a dual agent with separately designated agents representing you and the tenant. Please read and sign the attached New York State Disclosure Form. Pursuant to Section 443 of Article 12 of the New York Real Property Law, you consent to dual agency should that situation arise. Please initial here CS (owner(s)'s Initials).



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If the Property is rented pursuant to this Agreement, BOND will collect its fee from the tenant. In the event another licensed real estate broker is involved in the rental on behalf of the tenant, Bond shall share the commission with such cooperating broker pursuant to a separate agreement.

In the event a tenant secured by BOND should purchase the Property during or immediately following the Lease Term arranged under this Agreement, you agree to recognize BOND as the procuring broker of the sale. BOND will be responsible for managing the sale, including completion and submission of the condo application package on your behalf. You will pay BOND a commission equal to six percent (~~6%~~) of the final sale price upon closing.

5% *cs*

This agreement shall bind any personal representatives, successors or assigns of the parties. No changes to any of the provisions of this Agreement shall be made without the written acknowledgment of the Owner and a BOND Principal. Facsimile or electronic signatures shall have the same validity and effect as original signatures. Same may be executed in counterparts and taken together shall constitute the whole of this agreement.

Very truly yours,

Mariana Bekerman-Taglienti

Listing Agent, BOND New York Properties, LLC

BOND Management
Title

Claude Simon

Owner(s)

January 29, 2024

Date