

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

CONFIDENTIALITY, NON-CIRCUMVENT AND PRINCIPAL REGISTRATION AGREEMENT

Principal:		Salesperson:	Dave Ratner
Title:			
Company:		Company:	Warren Lewis, Sotheby's International ("Broker")
Address:		Address	299 Bedford Ave
			Brooklyn, NY 11211
Phone/Fax:		Phone/Fax:	718-747-8215
Email:		Email:	dave@warrenlewis.com

The "Property"

To Whom It May Concern:

This confirms that Broker is acting broker on behalf of the Seller and its related companies in connection with the possible purchase of, leasing of, investing in, lending to, or joint venturing with the above referenced property ("Property"). Accordingly, You agree as follows:

1. You agree to keep all materials from and discussions with Broker related to the Property strictly confidential, in a manner of care so that it is not disclosed to any unrelated third parties.
2. You agree not to directly contact the Seller or parties related to the Seller or inspect the property, without written consent from Broker.
3. You agree not to circumvent Broker in any form or manner, either directly or indirectly, with regard to the Property.
4. You agree that you have appointed Broker as your representative and that Broker has acted as the procuring cause of this transaction for you ("Procuring Cause").

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5. You agree that this agreement shall be governed by the laws of the state of New York and if the terms of this agreement are violated and any litigation arises, the non-prevailing party agrees to pay the prevailing party's court costs and reasonable attorneys' fees.
6. This agreement shall constitute the entire agreement between the parties and each signatory represents he/she is authorized to execute said agreement and bind each respective entity.

This Agreement shall be for a term of one (1) year. Please scan to Dave@WarrenLewis.com or fax to (718)303-9838.

Thank you,

The Ratner Team

Dave Ratner
Carolyn Triguero

ACCEPTED & AGREED TO BY:

Signature: _____

Principal Name: _____

Date: _____

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