

Keyfinders Realty, Inc.
8686 Bluebonnet Blvd.
Baton Rouge, LA 70810
Office 225.293.3000 Fax 225.293.3007
WWW.KEYFINDERSBR.COM

EXCLUSIVE RIGHT TO LEASE

In consideration of the covenants herein contained _____
(hereinafter called OWNER) and **KEYFINDERS REALTY, INC.** (hereinafter called AGENT)
agree to the following

I. Owner hereby grants agent the opportunity to lease the Owner's property, located at:
_____, _____ upon the terms
hereinafter set forth. This agreement is in effect until written notice is given by either
party.

II. Agent accepts the opportunity and agrees to use due diligence in leasing the Owner's
property for the period and upon the terms set forth by the Owner and agrees to furnish
the services of Keyfinders Realty, Inc. and its' related company, Turnkey Services, Inc.,
for the showing and qualifying of applicants, as well as maintenance or preparation of the
premises for lease.

III. Owner hereby gives Agent the authority and power to pre-qualify all applicants.

IV. Owner agrees to hold Agent harmless from any damage suits in connection with the
leasing of the property, except for the negligence of Agent.

V. Agent is not obligated to perform property management under this agreement.

VI. Owner agrees to pay Agent a leasing commission of 80 % of ONE FULL
MONTH'S RENT, for a lease length of six months or longer, that amount being
withheld from the first month's rent collected. If any balance is due, Owner agrees to pay
upon receipt of invoice.

VII. Owner is aware that Agent leases and manages other properties and that Agent will
not devote exclusive attention or advertisements to the subject property.

This agreement is hereby executed in the City of Baton Rouge, Parish of East Baton Rouge, State
of Louisiana, on the _____ day of _____, 2013.

Owner

Keyfinders Realty, Inc.

Mailing Address

City, State, Zip

Phone #'s

Tax ID/Social Security #

Email