

This AGREEMENT, made on September 9, 2020 between Terri DiPaolo (Listing Broker) whose address is 43 Rossmore Avenue, Bronxville, NY 10708 and Century 21 Royal (Ron Salvatore), whose address is 697 Central Park Avenue, Scarsdale, NY 10583 (Cooperating Broker).

This agreement pertains to the sale of property located at 756 Nepperhan Avenue, Yonkers, NY 10703. Whereas, both parties acknowledge that the Listing Broker represents the Seller for the property listed above.

Listing Broker agrees to pay Cooperating Broker a brokerage Commission Split equivalent to one percent (1%) of the total purchase price, providing the sale transaction of the Listed Property closes as contemplated with the Cooperating Broker's client identified as Anthony Multari or an LLC owned in whole or in part by Anthony Multari (potential buyer), whom Cooperating Broker is representing.

All co-brokered commissions due to Cooperating Broker under the terms and conditions of this Agreement will be paid by Listing Broker when and if received from Seller and then only after the funds have cleared Listing Broker's operating account. The parties understand this Agreement has been entered into solely for the purpose of dividing fees.

No modification of any of the terms of this Agreement shall be valid or binding upon the parties unless modifications are made in writing and signed by both parties.

This Agreement shall commence on the Effective Date listed above terminate at 11:59 p. m. on December 31, 2020 ("Termination Date"). This Agreement may be canceled prior to the Termination Date only by a written mutual agreement of both parties.

Unless otherwise agreed upon by both parties, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by binding arbitration, and judgment upon the award rendered by the arbitrator(s) may be entered in a court having jurisdiction thereof and both parties agree to be bound by any such decision rendered.

This Agreement shall not be binding without signed acceptance of both parties, signed Agency Disclosure forms from both parties. Both parties acknowledge as of the Effective Date, they have entered into this Agreement as written. Brokers further acknowledge that their clients have also been provided with a copy of this Agreement.

For the avoidance of doubt, (a) no commission shall be payable to Cooperating Broker in connection with any sale or lease of the Property to anyone other than the Potential Buyer; and (b) nothing contained herein shall obligate the seller to sell to the Potential Buyer.

Listing Broker Signature: _____

Listing Broker Name: Terri DiPaolo

Listing Broker Phone: +1(212)533-3418 Listing Broker Email: 8drpropertyLLC@gmail.com

Cooperating Broker Signature: Ron Salvatore

Cooperating Broker Name: Ron Salvatore, Century 21 Royal

Cooperating Broker Phone: +1(914)804-8693 Cooperating Broker Email: info@century21royal.com