

EXCLUSIVE LISTING CONTRACT RIGHT TO RENT COMMERCIAL PROPERTY

1 Owner gives Broker the exclusive right to procure tenant(s) and negotiate lease(s) of the real estate and fixtures located at
2 301 E Main St.

3 _____, in the _____ City _____ of
4 Watertown, County of Jefferson, Wisconsin, commonly
5 known as: _____.

6 Insert additional description of real estate, if necessary, at lines 276-280, or attach an addendum per lines 274-275.

7 ■ **PERSONAL PROPERTY INCLUDED IN LIST PRICE:** Bar and Kitchen equipment at location

8
9 ■ **LISTED RENT:** [CHECK ONE OR MORE ACCEPTABLE RENT OPTIONS] See lines 213-214, 219-220 and 243-250 for definitions.

10 \$ 2,000.00, monthly (net) (gross) ~~STRIKE ONE~~ ("net" if neither is stricken) rent.

11 \$ _____, annual (net) (gross) ~~STRIKE ONE~~ ("net" if neither is stricken) rent, per square foot of (usable) (rentable)

12 ~~STRIKE ONE~~ ("rentable" if neither is stricken) interior area, payable monthly.

13 ■ **MINIMUM LEASE TERM:** 12 months. Specify lease commencement date(s), if applicable, at lines 14-16.

14 **ADDITIONAL LEASE PROVISIONS** lease shall increase 500.00 after first 4 months and 8 months for a
15 maximum of \$3,000.00 per month for the first year. Security Deposit shall be 3,500.00

17 **ATTACHED LEASE TERMS** See terms of attached lease which is incorporated by reference as if fully set forth.

18 **ADDITIONAL TERMS AND CONDITIONS** Renter shall be responsible for all utilities including gas,
19 electric, snow, and water

21 **NOTE:** Address issues such as property usage and exclude rented fixtures and tenant's trade fixtures currently on site, as
22 applicable. If additional space is required see lines 276-280 or attach an addendum per lines 274-275.

23 **COMMISSION** Owner shall pay Broker's commission which shall be earned if, during the term of this Listing:

- 24 1) A lease of all or part of Property is entered into by Owner with a tenant procured by Broker, by Owner or by any other person;
 - 25 2) A tenant is procured for all or any part of the Property by Broker, Owner or any other person for the rent and substantially upon the
 - 26 terms and conditions set forth in this listing, or
 - 27 3) A tenant under 1) or 2) above enters into a renewal, extension or amendment of a lease of all or part of Property with Owner or
 - 28 enters into a new lease or leases additional square footage of Property.
- 29 Broker's commission shall be: 1/12 of the first years rent or \$2,500.00

31 All commissions are payable as follows: _____

34 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Listing, delivery of documents and written
35 notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-53.

36 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 37 or 38.
37 Owner's recipient for delivery (optional): _____

38 Broker's recipient for delivery (optional): _____

39 (2) **Fax:** fax transmission of the document or written notice to the following telephone number:

40 Owner: (_____) _____ Broker: (_____) _____

41 (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a commercial
42 delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 37 or 38, for delivery to the Party's
43 delivery address at line 46 or 47.

44 (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party, or to the
45 Party's recipient for delivery if named at line 37 or 38, for delivery to the Party's delivery address at line 46 or 47.

46 Delivery address for Owner: 1434 Crystal Lake DR. Oconomowoc, WI 53066

47 Delivery address for Broker: 400 E main St. Watertown, WI 53094

48 (5) **E-Mail:** electronically transmitting the document or written notice to the Party's e-mail address, if given below at line 52 or 53.
49 If this is a consumer transaction where the property being rented or the rental proceeds are used primarily for personal, family or
50 household purposes, each consumer providing an e-mail address below has first consented electronically to the use of electronic
51 documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.

52 E-Mail address for Owner: _____

53 E-Mail address for Broker: _____

54 **TERMINATION FEE** If this Listing is terminated because of a sale, exchange, option or other transfer of legal or equitable title to the
55 Property, Owner agrees to pay Broker a termination fee in the amount of: \$ _____
56 or _____ % of the sale price (or the fair market value of the Property in the case of an exchange), whichever is greater.
57 The termination fee shall be due at the time of closing or transaction and shall be reduced by any commissions payable to Broker in
58 connection with the transaction. A sale of part of the Property does not terminate this Listing as to the remainder of the Property. This
59 Listing shall not terminate because of the lease of all or part of the Property.

60 **NOTICE: Broker has the authority under Wis. Stat. § 779.32 to file a broker lien for commissions or compensation earned but**
 61 **not paid when due against the commercial real estate, or the interest in the commercial real estate, if any, that is the subject**
 62 **of this Listing. "Commercial real estate" includes all real estate except (a) real property containing 8 or fewer dwelling units,**
 63 **(b) real property that is zoned for residential purposes and that does not contain any buildings or structures, and (c) real**
 64 **property that is zoned for agricultural purposes.**

65 **OWNER'S COOPERATION** Owner agrees to cooperate fully with Broker in all respects regarding the leasing (or other transfer of the
 66 Property) and the performance of the Broker's duties under this Listing, to allow Broker to show the Property at reasonable times and
 67 upon reasonable notice, to allow Broker to advertise including placing a "For Lease" sign upon the Property and advertise incentives,
 68 repairs, build-outs, credits, etc. offered by Owner in additional provisions at lines 276-280 in an addendum attached per lines 274-275.

69 **OWNER'S DISCLOSURE REPORT** Wis. Admin. Code Chapter REEB 24 requires listing brokers to make inquiries of the Owner on
 70 the structure, mechanical systems and other relevant aspects of the property and to request that the Owner provide a written response
 71 to the broker's inquiry. Owner agrees to provide Broker with written disclosure of all defects known to Seller with regards to the Property
 72 and to complete any and all other disclosure report(s) provided by Broker, as may be applicable or required by law. Owner agrees to
 73 promptly amend the report(s) to include any defects (as defined in the report(s)) which Owner learns of after completion of the report(s),
 74 but before acceptance of a tenant's lease. Owner authorizes Broker to distribute the report(s) to all interested parties and their agents
 75 inquiring about the Property, and acknowledges that Broker has a duty to disclose all Material Adverse Facts, as required by law.

76 **OWNER REPRESENTATIONS REGARDING DEFECTS** Owner represents to Broker that as of the date of this Listing, if an owner's
 77 disclosure report or other form of written response to Broker's inquiry regarding the condition of the Property has been made by the
 78 Owner, the Owner has no notice or knowledge of any defects affecting the Property other than those noted on Owner's disclosure
 79 report(s) or written response(s).

80 **WARNING: IF OWNER REPRESENTATIONS AT LINES 161-184 AND ELSEWHERE ARE NOT CORRECT, OWNER MAY BE**
 81 **LIABLE FOR DAMAGES AND COSTS.**

82 **OWNER'S OBLIGATIONS** During the term of this Listing, Owner agrees to provide to Broker:

- 83 (1) Copies of all code violation orders and notices, information and reports regarding environmental concerns on the Property, and all
- 84 other records and documents relating to conditions affecting the Property;
- 85 (2) Any Owner-approved leases, addenda, rules and regulations and related forms and materials required in connection with the
- 86 renting of the Property; and
- 87 (3) Make available to Broker all data, records, documents, rules and regulations, and other materials required in connection with the
- 88 renting of the Property.

89 **■ BROKER DISCLOSURE TO CLIENTS:**

90 **UNDER WISCONSIN LAW, A BROKER OWES CERTAIN DUTIES TO ALL PARTIES TO A TRANSACTION:**

- 91 (a) ~~The duty to provide brokerage services to you fairly and honestly.~~
- 92 (b) ~~The duty to exercise reasonable skill and care in providing brokerage services to you.~~
- 93 (c) ~~The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless~~
 94 ~~disclosure of the information is prohibited by law.~~
- 95 (d) ~~The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is~~
 96 ~~prohibited by law. (See lines 215-218)~~
- 97 (e) ~~The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the~~
 98 ~~confidential information of other parties. (See lines 155-157)~~
- 99 (f) ~~The duty to safeguard trust funds and other property the broker holds.~~
- 100 (g) ~~The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and~~
 101 ~~disadvantages of the proposals.~~

102 **■ BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A BROKER, YOU ARE THE BROKER'S CLIENT. A**
 103 **BROKER OWES ADDITIONAL DUTIES TO A CLIENT:**

- 104 (a) ~~The broker will provide, at your request, information and advice on real estate matters that affect your transaction, unless you~~
 105 ~~release the broker from this duty.~~
- 106 (b) ~~The broker must provide you with all material facts affecting the transaction, not just adverse facts.~~
- 107 (c) ~~The broker will fulfill the broker's obligations under the agency agreement and fulfill your lawful requests that are within the scope of~~
 108 ~~the agency agreement.~~
- 109 (d) ~~The broker will negotiate for you, unless you release the broker from this duty.~~
- 110 (e) ~~The broker will not place the broker's interests ahead of your interests. The broker will not, unless required by law, give information or~~
 111 ~~advice to other parties who are not the broker's clients, if giving the information or advice is contrary to your interests.~~
- 112 (f) ~~If you become involved in a transaction in which another party is also the broker's client (a "multiple representation relationship"),~~
 113 ~~different duties may apply.~~

114 **■ MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY:**

115 **■ A multiple representation relationship exists if a broker has an agency agreement with more than one client who is a party in the**
 116 **same transaction. In a multiple representation relationship, if all of the broker's clients in the transaction consent, the broker may**
 117 **provide services to the clients through designated agency.**

118 **■ Designated agency means that different salespersons employed by the broker will negotiate on behalf of you and the other client or**
 119 **clients in the transaction, and the broker's duties will remain the same. Each salesperson will provide information, opinions, and**
 120 **advice to the client for whom the salesperson is negotiating, to assist the client in the negotiations. Each client will be able to receive**
 121 **information, opinions, and advice that will assist the client, even if the information, opinions, or advice gives the client advantages in**
 122 **the negotiations over the broker's other clients. A salesperson will not reveal any of your confidential information to another party**
 123 **unless required to do so by law.**

124 **■ If a designated agency relationship is not in effect you may authorize or reject a multiple representation relationship. If you authorize a**
 125 **multiple representation relationship the broker may provide brokerage services to more than one client in a transaction but neither the**

126 broker nor any of the broker's salespersons may assist any client with information, opinions, and advice which may favor the interests
127 of one client over any other client. If you do not consent to a multiple representation relationship the broker will not be allowed to
128 provide brokerage services to more than one client in the transaction:

129 **INITIAL ONLY ONE OF THE THREE LINES BELOW:**

130 _____ I consent to designated agency:

131 _____ I consent to multiple representation relationships, but I do not consent to designated agency:

132 _____ I reject multiple representation relationships:

133 ~~NOTE: YOU MAY WITHDRAW YOUR CONSENT TO DESIGNATED AGENCY OR TO MULTIPLE REPRESENTATION~~
134 ~~RELATIONSHIPS BY WRITTEN NOTICE TO THE BROKER AT ANY TIME. YOUR BROKER IS REQUIRED TO DISCLOSE TO YOU~~
135 ~~IN YOUR AGENCY AGREEMENT THE COMMISSION OR FEES THAT YOU MAY OWE TO YOUR BROKER. IF YOU HAVE ANY~~
136 ~~QUESTIONS ABOUT THE COMMISSION OR FEES THAT YOU MAY OWE BASED UPON THE TYPE OF AGENCY RELATIONSHIP~~
137 ~~YOU SELECT WITH YOUR BROKER YOU SHOULD ASK YOUR BROKER BEFORE SIGNING THE AGENCY AGREEMENT.~~

138 ~~■ SUBAGENCY: The broker may, with your authorization in the agency agreement, engage other brokers who assist your broker by~~
139 ~~providing brokerage services for your benefit. A subagent will not put the subagent's own interests ahead of your interests. A subagent will~~
140 ~~not, unless required by law, provide advice or opinions to other parties if doing so is contrary to your interests.~~

141 ~~PLEASE REVIEW THIS INFORMATION CAREFULLY. A broker or salesperson can answer your questions about brokerage~~
142 ~~services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home~~
143 ~~inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain~~
144 ~~language summary of a broker's duties to you under section 452.133 (2) of the Wisconsin statutes.~~

145 ~~■ CONFIDENTIALITY NOTICE TO CLIENTS: Broker will keep confidential any information given to Broker in confidence, or any~~
146 ~~information obtained by Broker that he or she knows a reasonable person would want to be kept confidential, unless the information~~
147 ~~must be disclosed by law or you authorize Broker to disclose particular information. Broker shall continue to keep the information~~
148 ~~confidential after Broker is no longer providing brokerage services to you.~~

149 The following information is required to be disclosed by law:

150 1) Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (lines 215-218):

151 2) Any facts known by the Broker that contradict any information included in a written inspection report on the property or real estate
152 that is the subject of the transaction:

153 To ensure that the Broker is aware of what specific information you consider confidential, you may list that information below (see lines
154 155-157). At a later time, you may also provide the Broker with other information you consider to be confidential:

155 **CONFIDENTIAL INFORMATION:** _____

156 _____

157 _____

158 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by Broker): _____

159 _____

160 _____

161 **OWNER'S WARRANTIES, COVENANTS AND REPRESENTATIONS** Owner represents any materials and information given to
162 Broker by Owner are true and complete and that the lease and other forms provided to Broker by Owner comply with all applicable
163 laws. Owner agrees to hold Broker harmless from loss by reason of Broker's use of these materials, forms and information pursuant to
164 the terms of this Listing, including the payment of reasonable attorney's fees in the event of any suit against Broker arising out of the
165 use of these materials, forms and information.

166 Owner warrants and represents to Broker that:

167 (1) Owner has no notice or knowledge of any conditions affecting the Property unless indicated at lines 276-280 or in an addendum
168 attached per lines 274-275.

169 (2) Owner has no notice or knowledge of other conditions or occurrences which would significantly reduce the value of the rental
170 interest to a reasonable person with knowledge of the nature and scope of the condition or occurrence.

171 (3) Owner has made no rent concessions or other agreements affecting the Property other than those disclosed in writing to Broker
172 prior to execution of this Listing.

173 (4) Owner has authority to lease the Property. If the Owner is an entity, Owner agrees, within ten days of (Broker's request)
174 (execution of this Listing) **STRIKE ONE** ("execution of this Listing" if neither stricken), to provide Broker with a copy of documents
175 evidencing that the lease of the Property has been properly authorized. If Owner is a tenant subleasing the Property, Owner
176 represents that Owner has authority to enter into this Listing and to sublease the Property. Owner agrees, within ten days of
177 Broker's request, to provide Broker with a copy of documents evidencing that the sublease of the Property has been properly
178 authorized.

179 (5) Owner agrees to make the following repairs and build-outs to the Property: _____

180 _____ **STRIKE AND COMPLETE AS APPLICABLE**

181 Exceptions to representations stated in lines 167-180: _____

182 _____

183 Owner agrees to promptly inform Broker, in writing, of any information that would modify the above representations during the term of
184 this Listing.

185 **■ NON-DISCRIMINATION: Owner and Broker agree that they will not discriminate against any prospective buyer or tenant on**
186 **account of race, color, sex, sexual orientation as defined in Wis. Stat. § 111.32(13m), disability, religion, national origin,**
187 **marital status, lawful source of income, age, ancestry, familial status or in any other unlawful manner.**

188 **■ NOTICE ABOUT SEX OFFENDER REGISTRY:** You may obtain information about the sex offender registry and persons registered
189 with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at
190 (608) 240-5830.

191 **MISCELLANEOUS PROVISIONS** The warranties, representations and covenants made in this Listing survive the execution of this
192 listing and the lease. This Listing, including any amendments to it, contains the entire agreement of the Parties to this Listing. All prior

193 negotiations and discussions have been merged into this Listing. This agreement binds and inures to the benefit of the Parties to this
 194 Listing and their successors in interest.

195 **SHOWING RESPONSIBILITIES** Owner is aware that there is a potential risk of injury, damage and/or theft involving persons
 196 attending a showing of the Property. Owner accepts responsibility for preparing the Property to minimize the likelihood of injury,
 197 damage and/or loss of personal property. Owner agrees to hold Broker harmless for any losses or liability resulting from personal injury,
 198 property damage or theft occurring during showings other than those caused by Broker's negligence or intentional wrongdoing. Owner
 199 acknowledges that showings may be conducted by licensees other than Broker, that appraisers and inspectors may conduct appraisals
 200 and inspections without being accompanied by Broker or other licensees, and that potential tenants or licensees may be present at all
 201 inspections and testing and may photograph or videotape Property unless otherwise provided for in additional provisions at lines 276-
 202 280 or in an addendum attached per lines 274-275.

203 **■ DEFINITIONS:**

204 **ADVERSE FACT:** An "adverse fact" means any of the following:

205 (a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:

- 206 1) significantly and adversely affecting the value of the Property;
- 207 2) significantly reducing the structural integrity of improvements to real estate; or
- 208 3) presenting a significant health risk to occupants of the Property.

209 (b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
 210 contract or agreement made concerning the transaction.

211 **DEADLINES - DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day the event
 212 occurred and by counting subsequent calendar days.

213 **GROSS RENT:** "Gross rent" lease means the tenant will pay the designated rent plus any amounts agreed upon to compensate
 214 Owner for tenant improvement costs. Owner shall pay all taxes, utilities, insurance and other operating expenses.

215 **MATERIAL ADVERSE FACT:** "Material adverse fact" means an adverse fact that a party indicates is of such significance, or that is
 216 generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the
 217 party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the
 218 terms of such a contract or agreement.

219 **NET RENT:** "Net rent" lease means the tenant will pay the designated rent plus all taxes, utilities, insurance, any amounts agreed
 220 upon to compensate Owner for tenant improvement costs and all other operating expenses.

221 **OWNER:** "Owner," means the party who, by executing this Listing, authorizes Broker to procure tenants and to negotiate leases.

222 "Person" includes a person(s) who has a tenancy interest who is/are seeking to sublease the Property.

223 **PERSON ACTING ON BEHALF OF TENANT:** "Person acting on behalf of tenant" shall mean any person joined in interest with tenant,
 224 or otherwise acting on behalf of tenant, including but not limited to tenant's immediate family, agents, servants, employees, directors,
 225 managers, members, officers, owners, partners, incorporators and organizers, as well as any and all corporations, partnerships, limited
 226 liability companies, trusts or other entities created or controlled by, affiliated with or owned by tenant, in whole or in part whether
 227 created before or after expiration of this Listing.

228 **PROTECTED TENANT:** "Protected tenant" means a tenant who personally, or through any Person Acting on Behalf of Tenant, during
 229 the term of the Listing: 1) delivers to Owner or Broker a written rental proposal regarding the Property; 2) negotiates directly with Owner
 230 by discussing with Owner the potential terms upon which tenant might acquire a rental interest in the Property; or 3) attends an
 231 individual showing of the Property or discusses with Broker or cooperating brokers the potential terms upon which tenant might acquire
 232 a rental interest in the property, but only if Broker delivers the tenant's name to Owner, in writing, no later than three days after the
 233 expiration of the Listing. The requirement in 3), to deliver the tenant's name to Owner in writing, may be fulfilled as follows: a) If the
 234 Listing is effective only as to certain individuals who are identified in the Listing, by the identification of the individuals in the Listing; or,
 235 b) if a tenant has requested that the tenant's identity remain confidential, by delivery of a written notice identifying the broker with whom
 236 the tenant negotiated and the date(s) of any showings or other negotiations. A Protected Tenant also includes any Person Acting on
 237 Behalf of Tenant joined in interest with or otherwise acting on behalf of a Protected Tenant, who acquires an interest in the Property
 238 during the extension of listing period as noted on lines 251-255.

239 **PROCURE:** A tenant is procured when a lease of all or part of the Property is entered into between the Owner and a tenant or when a
 240 ready, willing and able tenant submits a written lease proposal at substantially the terms specified in this Listing. A tenant is ready
 241 willing and able when the tenant submitting the written lease proposal has the ability to complete the tenant's obligations under the
 242 lease.

243 **RENTABLE SQUARE FOOTAGE:** "Rentable square footage" means the tenant's pro rata portion of the entire floor, excluding
 244 elements of the building that penetrate through the floor to areas below. The rentable area of a floor is computed by measuring to the
 245 inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. No
 246 deductions are made for columns and projections necessary to the building.

247 **USABLE SQUARE FOOTAGE:** "Usable square footage" means the actual occupiable floor area; computed by measuring the finished
 248 surface of the rented space side of corridor and other permanent walls to the center of partitions that separate the rented space from
 249 adjoining usable areas, and to the inside finished surface of the dominate portion of the permanent outer building walls. No deductions
 250 are made for columns and projections necessary to the building.

251 **■ EXTENSION OF LISTING:** The Listing term is extended for a period of one year as to any Protected Tenant. Upon receipt of a
 252 written request from Owner or a broker who has listed the Property, Broker agrees to promptly deliver to Owner a written list of those
 253 tenants known by Broker to whom the extension period applies. Should this Listing be terminated by Owner prior to the expiration of
 254 the term stated in this Listing, this Listing shall be extended for Protected Tenants, on the same terms, for one year after the Listing is
 255 terminated.

256 **■ TERMINATION OF LISTING:** Neither Owner nor Broker has the legal right to unilaterally terminate this Listing absent a material
 257 breach of contract by the other party. Owner understands that the parties to the Listing are Owner and the Broker (firm). Owner and
 258 Broker agree that any termination of this Listing by either party before the date stated on line 282 shall be indicated to the other Party in
 259 writing and shall not be effective until delivered to the other Party in accordance with lines 36-53.

260 ■ **EXCLUSIONS:** All persons whose lease of the Property would earn a prior listing broker a commission under a prior listing contract
261 are excluded from this Listing to the extent of the prior broker's legal rights, unless otherwise agreed to in writing. Within seven days of
262 this Listing, Owner agrees to deliver to Broker a written list of all persons whose procurement as a tenant would earn another broker a
263 commission under a prior listing contract. The following other potential tenants are excluded from this Listing until _____

264 [INSERT DATE] _____
265 These other tenants are no longer excluded from this Listing after the specified date unless, on or before the specified date, Owner has
266 either entered into a lease with the tenant or rented the Property to the tenant.

267 **OWNER'S AUTHORIZATION** Owner authorizes Broker and Broker agrees to use reasonable efforts to procure tenants, negotiate
268 leases of the Property, receive and hold deposits STRIKE DUTIES WHICH DO NOT APPLY and provide the following services:
269 _____

270 This Property is also subject to: A Property Management Agreement A Listing Contract for Sale of Property [CHECK AS
271 APPLICABLE] between Owner and Broker.

272 **NOTE: Unless otherwise agreed, this Listing does not obligate Broker to perform any property management duties (e.g.**
273 **building maintenance) or listing for sale duties.**

274 **ADDENDA** The attached _____
275 _____ is/are made part of this Listing.

276 **ADDITIONAL PROVISIONS** _____
277 _____
278 _____
279 _____
280 _____

281 ■ **TERM OF THE CONTRACT:** From the 21st day of January, 2018, up to and
282 including midnight of the 31st day of December, 2018.
283 **READING/RECEIPT: BY SIGNING BELOW, OWNER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT**
284 **AND THAT HE/SHE HAS READ ALL 5 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS INCORPORATED**
285 **INTO THE LISTING.**

286 Owner Entity Name (if any): _____
287 (x) Ban Ijaz
288 Authorized Signature ▲ Print Name & Title Here ▶ BAJAN IJAZI Date ▲ 1/20/18

289 (x) _____
290 Individual Owner's Signature ▲ Print Name Here ▶ _____ Date ▲ _____

291 (x) _____
292 Authorized Signature ▲ Print Name & Title Here ▶ _____ Date ▲ _____

293 (x) _____
294 Individual Owner's Signature ▲ Print Name Here ▶ _____ Date ▲ _____

295 Owner Entity Name (if any): _____
296 (x) _____
297 Authorized Signature ▲ Print Name & Title Here ▶ _____ Date ▲ _____

298 (x) _____
299 Individual Owner's Signature ▲ Print Name Here ▶ _____ Date ▲ _____

300 (x) _____
301 Authorized Signature ▲ Print Name & Title Here ▶ _____ Date ▲ _____

302 (x) _____
303 Individual Owner's Signature ▲ Print Name Here ▶ _____ Date ▲ _____

304 (x) Michael J Gross
305 Agent for Broker ▲ Print Name Here: ▶ Michael J Gross Century 21 Endeavour 01/18/2018
Broker/Firm Name ▲ Date ▲

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Drafted by: Attorney Cori M. Lamont
No representation is made as the legal validity of any provision or the adequacy of any provision in any specific transaction.