

Gamma Industries, Inc

Broker to Broker Cooperation Agreement
Confidential and Non Disclosure Agreement

The undersigning Brokers hereinafter referred to as Listing Broker and Selling Broker, desire to Cooperate in the sale of the business and /or property knows as:

Name of Business	Address	City	Zip
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Agree as follows:

1. Selling Broker agrees to submit all offers to Listing Broker, and agrees further that he/she shall Not present any offers direct to the Owner without Listing Broker's prior to written consent. Listing Broker agrees that before the opening of escrow, the offer shall be transmitted onto Listing Broker Offer to Purchase form and executed by the appropriate parties.
2. In the event a sale, exchange, or lease of the above business is made to an offerer produce produced by the Selling Broker. Listing Broker agrees, upon completion of the transaction, to pay Selling Broker 50 of the total brokerage fee received. Listing Broker may, in his sole discretion, modify his agreement with the Owner with respect to the brokerage fee payable and such modification shall be binding upon Selling Broker.
3. Selling Broker agrees to use courtesy and consideration for the Owner at showing the Business stated above. Listing Broker is following instructions for showing the business.
4. Selling Broker shall not solicit offers for the business through written advertising.
5. Selling Broker shall not accept and authorization from the Owner to sell, exchange or lease said business within (36) months from this date.
6. Listing broker shall appoint Escrow Company.
7. Any dispute or controversy arising from this agreement, or it's alleged breach, shall be submitted arbitration under the auspices of the American Arbitration Association using the Commercial Arbitration Rules of the American Arbitration Association, including all discovery rules. Once Demand for Arbitration has been submitted to the American Arbitration Association, the arbitration hearing shall commence within thirty (30) days therefore, or as soon, thereafter as practicable. The arbitration hearing shall take place in Los Angeles County, California. The Prevailing party shall be entitled to recover actual costs and attorney's fees and such recovery shall be part of the arbitrator's award. The arbitrator's award shall be binding and final and may be confirmed as a judgment in any court of competent jurisdiction.

Selling Broker's Client

Selling Broker

Name

Company Name

Address

Address

City

Zip

City

Telephone

Fax

Listing Broker: Gamma Industries, Inc
5226 Hollywood Blvd Suite 100
Hollywood, CA 90027
Tel: (323)304-5500 Fax: (323)654-2763

Broker's Name

Broker's Signature Date

Agent's Signature Date