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REAL ESTATE LEASE BROKERAGE CONTRACT

Made and entered into this _____ by and between:

1. _____ of _____, address _____ Personal
No. _____ (hereinafter: the Client) and

2. BRIAN LACK AND COMPANY INTERNATIONAL BEOGRAD limited liability company, of Belgrade, 5 Milentija Popovića Street, Company No.: 20658932, Tax ID No. 106682059, represented by Sanja Mitrović, Director (hereinafter: BL&Co) as the Broker

Article 1

The Client is the owner of a house/apartment having _____ sq m situated at _____ No. _____ entered into the Real Estate Folio No. _____ Cadastral Municipality of _____, Cadastral Lot _____

Article 2

BL&Co is a company involved in real estate brokerage and lease in accordance with the law and it is entered into the Register of Brokers under Current No.375.

Article 3

BL&Co hereby undertakes:

1. To act in good faith and with due diligence in order to find persons that will sign a real estate lease contract for the property defined under Article 1 hereof with the Client,
2. To that end, and in accordance with the Law and standard practice, to advertise the real property under Article 1 hereof at its own cost
3. To provide the Client with its impartial opinion about the price of the real property lease in accordance with the property characteristics, market conditions and other relevant circumstances;
4. To inspect the documents proving the title to the property or any other property right related to the real estate under Article 1 hereof and warn the Client of the circumstances significant for transaction.

Article 4

The Client hereby undertakes:



1. To present the BL&Co with any and all documents necessary for ascertaining the Client's title to the real property under Article 1 hereof and any other possible rights or encumbrances related to such property;
2. To allow BL&Co and any potential lessee direct access to the property under Article 1 hereof at any reasonable time.

Article 5

In the event that BL&Co should find a party that will, in the capacity of a Lessee, enter into a Lease Contract with the Client, in accordance with the law and general practice, the Client undertakes to pay BL&Co the brokerage fee amounting to 100% of the agreed monthly rental fee for the property under Article 1 hereof upon the signing of the Lease Contract between the Client and BL&Co Agency and not later than seven days after the payment of the first agreed rental fee to the Client.

Article 7

The initial property price (initial advertised price) amounts to EUR _____ at which BL&Co may advertise and offer for lease the property under Article 1 hereof, and for which the Client warrants to the Broker that it shall not exceed the price at which the subject property is offered for lease by other brokers or the Client itself. The initial advertised price of the property under Article 1 hereof may be corrected upon the Client's request or at BL&Co proposal pursuant to the Client's consent.

Article 8

This Contract has been entered into for indefinite time period and its validity shall expire upon receiving the order for termination of brokerage activities sent by the Client in writing or by entering into the Lease Contract for the subject property through BL&Co Agency, some other intermediary or the Client itself.

Article 9

The Parties have read and understood the present Contract and in witness whereof they hereunto set their hands.

Article 10

This Contract has been drawn up in 2 identical counterparts, 1 each for both Parties.

Client:

Broker:

Brian Lack and Company International

Sanja Mitrović, Director