

ADDENDUM TO LISTING AGREEMENT FOR COMMERCIAL/INDUSTRIAL

This Addendum made as of the _____ day of _____ 20__ by and between

_____ and _____ contains additions to the terms
Listing Broker Seller

and conditions of the Listing Agreement dated _____ between

_____ and _____ for property located at
Listing Broker Seller

_____ and is an integral
part of said Listing Agreement.

The following additional terms and conditions are hereby included as part of the Listing Agreement described above:

The parties agree that any dispute between the parties with respect to the commission earned by the Broker shall be resolved by arbitration before National Arbitration and Mediation (NAM). The arbitration shall be governed by the rules of National Arbitration and Mediation and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

In any dispute submitted to arbitration pursuant to this section, the Owner shall establish an escrow account with a title insurance agent or company or with a party mutually agreeable to the Broker and Owner, and shall place into said escrow account an amount equal to the compensation set forth in the Listing Agreement or the disputed amount as the case may be. The monies shall be held in escrow until the parties' rights to the escrow monies have been determined either (i) by the written agreement signed by both of the parties, (ii) by an award of an arbitrator, (iii) by judgment, or (iv) by some other process to which the parties agree in writing. In any action, proceeding, or arbitration to enforce this arbitration provision, the prevailing party shall be entitled to reasonable attorney's fees, costs, and related expenses.

Except for the amendment stated above, all other terms and conditions of the Listing Agreement will remain in full force and effect.

IN WITNESS WHEREOF, this Addendum to the Listing Agreement is hereby signed by the parties:

Seller Signature

MO/DA/YR

Listing Agent for Broker

MO/DA/YR

Co-Listing Agent for Broker

MO/DA/YR

Broker/Office Name