

EXCLUSIVE RIGHT TO LEASE

DATE July 27, 2026

THIS AGREEMENT concerns the following property 11 John St. Chestnut Hill,
MA 02459 (the "Property")

In consideration of the mutual covenants and agreements herein contained, the undersigned Owner hereby grants to the undersigned Broker the sole and exclusive right to lease the property throughout the term commencing on July 27, 2026. This listing shall remain in full force and effect until either party makes a formal request to terminate this listing or the property becomes sold or leased subject to the following terms and conditions:

The Owner shall refer all inquiries and offers regarding the leasing of the Property (excluding those made by existing tenants) to the Broker and shall cooperate with the Broker in facilitating such leasing. Owner may not participate in negotiations with prospective tenants without written permission from Broker.

The Broker shall use reasonable efforts to lease available space in the Property at the rent and on any other terms and conditions specified in Schedule A, including:

- a. Referencing such space in any listings maintained by the Broker;
- b. Advertising the property in trade journals and newspapers of general circulation; and
- c. Cooperating with other licensed real estate brokers (including the offer of compensation to tenant agents).

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The Broker shall report its activity to the Owner on a regular basis or whenever requested. Any information or marketing materials must be approved in writing by the owner.

Primary Term Only

The Broker's commission with respect to each such lease agreement shall be equal to: 5% of the base rent throughout the term of the Lease in the event of a cob Roke situation with another agent with a 50:50 split or 4% in the event of a direct lease with no other broker involved.

Said commission shall be payable upon lease commencement by both parties of such lease and no later.

In the event of a sale of the property a commission equal to 5% of the sale price shall be paid at the time the deed is transferred and no latter.

The Broker shall earn a commission for its services hereunder with respect to the leasing of any portion of the property if, during the Listing Period or within 3 months thereafter, a written lease agreement has been entered into between the Owner and a lessee introduced to the Property by anyone prior to the expiration of the Listing Period, the identity of the prospective lessee has been disclosed in writing by the Broker to the Owner prior to such expiration. There shall be a written Letter of Intent (LOI) or engagement to qualify which shall be subject to a Protected List to be submitted to ownership at the time of termination or resignation of this listing agreement.

The Owner hereby authorizes the Broker to disclose any information which the Broker may obtain or discover regarding the condition of the Property to a lessee prospective lessee, agents and employees of the Broker, and other brokers, and further authorizes the Broker to include the same in any writing or document which may be used by the Broker, provided however that the Broker shall not (except as may be required by applicable law) so disclose any information which the Owner identifies in writing as not to be disclosed.

The provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

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WITNESS the execution hereof under seal as of the day and year first above written.

Lulu Idi Friedman- 08/01/26

(Owner)

(Broker)

By

Its

Title (duly-authorized)

Schedule A

Conditions of Lease

Size = _____

Rate= _____

Real Property Taxes = _____

Utility Costs= _____

Number of Parking Spaces _____

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