



EXCLUSIVITY CONTRACT - Regarding the mediation of a real estate

**HSBC Real Estate Limited**  
Department of International Sales

**IMPORTANT**

This contract shall be binding between Walter John Clarke and HSBC Real Estate Limited. This agreement shall be interpreted and enforced in accordance with the international Regulation.

**CONTRACTING PARTIES**

1. HSBC Real Estate Limited, international real estate agency with License No. 91739372, hereinafter called the Agency.
2. Landlord, Walter John Clarke, Identity Card Series: 122000129, document attached to the file, hereinafter called Selling Beneficiaries.

**Part. 1- OBJECT OF THE CONTRACT**

The agency mediates for the Selling Beneficiaries the selling of the real estate, located in Dallas, TX 75209, W University Blvd 5514.

**Part. 2- DURATION OF THE CONTRACT**

- a). The duration of this exclusivity contract is 90 days.
- b). Any modification of this contract is only made by means of an addendum written and signed by both parties.

**I. THE RIGHTS AND OBLIGATIONS OF THE PARTIES**

**Part. 3 - The AGENCY has the following obligations:**

- a) to provide all the data requested by the SELLING BENEFICIARIES related to the performed activity;
- b) the mediation of the price negotiation between the parties in order to perform the agreement between them.
- c) shall organize the meetings for negotiations and signing the documents, shall make available for the Beneficiaries the area required for negotiations as well as the related protocol and logistics.

**Part. 4- The BENEFICIARIES have the following obligations:**

- a) to inform the Agency on any modification occurring in relation to selling/purchasing the real estate;
- b) to pay the set price to the Agency, while observing the terms stipulated in this contract;
- c) to make available for the Agency the information it should have in relation to the property which is subject to this contract.