Commission Agreement

This Agreement is between

THE SELLER and THE BUYER'S BROKERAGE (the "Brokerage)

Name Hentosz Developments Brokerage Name _____
(Division of Hentosz Resources Ltd.)
Address _____ Address _____
_____ _____

_____
Broker, associate broker or agent authorized to represent the Brokerage

1. AGENCY DISCLOSURE

I, the Seller, acknowledge that _____ is acting only on
(Brokerage Name)
behalf of the buyer in this transaction and owes me no fiduciary duties.

2. THE PROPERTY

I hereby authorize the Brokerage to offer for sale my Property known as:
Address_____
Plan_____ Block_____ Lot_____
Condominium Plan _____ Legal Unit No. _____Legal Parking Unit _____
Other _____
I have stated an asking price of $ _____
I warrant that I have the legal authority to sell the Property and that all the information I have provided to the Brokerage is correct and accurate to the best of my knowledge.

3. COMMISSION

If the Brokerage is successful in obtaining an offer with terms satisfactory to me within 10 days of this agreement, I will pay the Brokerage a Commission of _____ plus GST. I will pay the Commission to the Brokerage no later than the third day after the sale is complete. If an offer is not brought in within 10 days, this Agreement is terminated. If the property is sold or disposed of by me to a person introduced to the Property by the Brokerage within 90 days after the introduction, I must pay the commission.

4. DEPOSITS

I further authorize the Brokerage to secure and have the Deposits received placed in the Brokerage's trust account and I authorize the Brokerage to deduct the said Commission from the Deposits on the sale closing date. If the Deposit is less than the total Commission due, the balance owing will be deducted from the sale proceeds.

5. SECURITY FOR THE BROKERAGE'S FEES

(a) I direct the Brokerage or any other person who holds the Deposits to use the Deposits to pay for any money owed in this Agreement.
(b) I assign to the Brokerage enough of the purchase money to pay all money owed under this Agreement. I agree not to revoke this assignment.
(c) I direct my lawyer to pay all money owed under this Agreement from the purchase money or Deposits held by my lawyer.
(d) I now encumber all of my interest in the Land, Buildings and Attached Goods for the benefit of the Brokerage to secure payment to the Brokerage of all money which may be owed by me to the Brokerage under this Agreement. I agree that the Brokerage is entitled to encumber the Land in accordance with the *Land Titles Act* (Alberta). I now Authorize the Brokerage to file and maintain a caveat to give notice of this encumbrance.

The Seller consents to the collection, use and disclosure of personal information by the Brokerage for the purpose of listing and marketing the Property.

Dated at _____this _____day of _____

Seller Hentosz Development Company_____ Witness _____

Seller _____ Witness _____

_____
Signature of broker, associate broker or agent authorized to sign on behalf of the Brokerage