

MULTIPLE LISTING SERVICE OF CHEYENNE RULES AND REGULATIONS

(Revised: 07/13/2007)

ADDENDUM G – REDISAFE LEASE AGREEMENT

This lease agreement made this date _____ by and between Cooperative Listing Service of Cheyenne, Inc. (Cheyenne MLS), and _____ hereafter referred to as “lessee” (who is a Participant or Responsible Broker) of _____ (office name).

- 1 - RediSAFEs will be issued to Responsible Brokers based on one RediSAFE per current listing, plus one RediSAFE per licensee in the office. There will be a minimum of five (5) RediSAFEs issued to each office. (NOTE: RediSAFEs are defined as the electronic lockboxes allowing access to homes listed for sale).
- 2 - Ownership of the RediSAFEs remains with the Cheyenne MLS.
- 3 - There will be no cost to the Participant for the use of the RediSAFEs.
- 4 - The Responsible Broker is to return unused and extra RediSAFEs on a regular basis as listings are closed but keeping the minimum number of five or one RediSAFE per agent, whichever is greater, on hand. Upon termination of active participation in the Cheyenne MLS, lessee must return all RediSAFEs.
- 5 - As new listings are obtained, the Responsible Broker is eligible for additional RediSAFEs on the basis of one safe for one listing, but always having the minimum count of RediSAFEs on hand in that office.
- 6 - A review of listings and licensee count will be held periodically or a minimum of every six months to determine that an appropriate number of RediSAFEs are available to each office.
- 7 - RediSAFEs will not be issued to any Participant until all old PCR Keysafes and Programmer Keys are turned into the Cheyenne MLS.
- 8 - Lost or damaged RediSAFEs will be the financial responsibility of the Participant to whom the RediSAFEs have been issued at a cost of \$100 per RediSAFE.
- 9 - Lessee is to safeguard the shackle code for each RediSAFE from all other individuals and entities, whether or not they are authorized users of the Service.
- 10 - Lessee shall not assign, transfer, pledge, change this Lease Agreement, the RediSAFEs or any interest therein or sublet or lend the RediSAFEs, or permit the RediSAFEs to be used by anyone other than the lessee and/or representatives for their office.
- 11 - All costs and expenses, including attorney’s fees, incurred by either party in exercising any of the terms, conditions, or provisions hereof, shall be awarded to the prevailing party.
- 12 - If any provision of this Lease Agreement is determined to be ineffective or invalid, all other provisions of this Lease Agreement shall remain effective and valid.
- 13 - Lessee and/or co-lessee shall indemnify Cheyenne MLS against, and hold Cheyenne MLS harmless from, any and all actions, suits, costs, expenses, damages and liabilities, including attorney’s fees, arising out of, connected with, or resulting from use of the RediSAFEs.
- 14 - No covenant or condition of this Lease Agreement can be waived, except by written consent of

Cheyenne MLS.

15 - Section 6.0c and Section 7.1 of the Cooperative Listing Service of Cheyenne, Inc. Rules and Regulations are hereby incorporated into this RediSAFE Lease Agreement.

Lessee Signature

Dated

RISCO Lockbox Inventory Sheet is attached.