

Sales
 Development
 Management
 Insurance
 Leases
 Syndications



Suite 1100 Western Federal Savings Building 718 Seventeenth Street
 Denver, Colorado 80202 Phone: 303 - 292-3700

EXCLUSIVE SALES LISTING AND EXCLUSIVE RIGHT TO SELL

Denver, Colorado, April 24 19.71

In consideration of the promise of the undersigned real estate broker to perform the usual and customary brokerage service in obtaining a purchaser for my property, I hereby list with Fuller & Company for a period of 180 days from date hereof, the property described below, and I hereby grant said broker the exclusive and irrevocable right to sell the same within said time at the price and on the terms herein stated, or at such other price and terms which may be accepted by me. In case of any sale or exchange of same within that time, either by the undersigned owner, the undersigned broker, or by any person, or in the subsequent 90 days to any party to whom the said broker has presented property, and whose name was disclosed to the owner by the broker during the listing period, I hereby agree to pay said broker 7% of the selling price for his services. In the event I negotiate or accept a lease for said premises during the listing period or lease said premises during the 90-day period following the actual listing to a prospective purchaser or lessee made known to me by the broker during the listing period, I hereby agree to pay said broker 7 per cent of the total gross rent reserved under the lease for the first 20 years of the lease period, 3 per cent for the next ten years, and 1 per cent for any time thereafter. Said commission is to be payable when tenant commences payment of rental. It is understood and agreed that this Listing Agreement imposes no duty of care or maintenance of the premises upon Fuller & Company nor upon any of its agents. The undersigned warrants that he is owner of the herein described property or is authorized to execute this agreement in the owner's behalf.

..... Street
 Legal Description..... A 664 square foot space house on legs presently
 located at 4390 South Santa Fe Lane at Quincy Avenue,
 Littleton.....

..... It is understood that this listing covers the sale of the improvements
 only and not the land on which the structure is situated.....

Price \$25,000.00 Terms..... Cash or terms acceptable to seller.....
 Price to include..... Improvements as is.....

Encumbrance Clear.....

In case of sale I agree to furnish at my sole cost and expense a/~~an~~ Title Policy
 showing merchantable title in owner and to convey by General Warranty Deed free and clear of all
 taxes, liens and encumbrances except as herein mentioned.

General taxes and Moffat Tunnel Improvement District Assessments for 1971..... (based on the amount of the previous year's taxes), rents, water rents, insurance premiums, and interest on encumbrances, if any, shall be apportioned to date of delivery of deed or by agreement. If, however, there are improvements on the property which have not been included in the previous year's taxes, adjustment shall be made on the estimated tax for the current year rather than the previous year's tax.

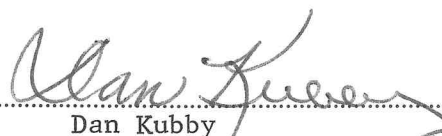
All special improvement taxes for improvements now installed, whether assessed or not, shall be paid by the seller.

Occupancy of said real estate shall be given to the purchaser upon date of transfer of title, if owner occupied. If tenant occupied, occupancy shall be subject to all tenancies which are as set forth on the reverse side hereof.

Any forfeited payments made by a prospective purchaser of said real estate shall be divided between said broker and seller, one-half thereof to the broker but not to exceed a sum equal to the regular commission.

This agreement executed in duplicate and receipt of a copy is hereby acknowledged.

Accepted

By.....

 Dan Kubby Agent

FURTURO CORPORATION.....
 By:.....
 Charles Cleworth, President Owner
 Address..... 654 Vine
 Phone..... 388-4511