

SENTRISMART™ AND SENTRICARD® SOFTWARE SUB-LEASE/LICENSE AGREEMENT

This Sub-Lease/License Agreement ("Agreement") is entered into the ____ day of _____, 20____, by and between _____ ("Keyholder") and MULTIPLE LISTING SERVICE OF THE GREATER NORTHWEST INDIANA ASSOCIATION OF REALTORS®, INC., an Indiana corporation ("Organization") covering the following:

KEYHOLDER AND ORGANIZATION AGREE AS FOLLOWS:

1. **LEASE AND LICENSE.**

a. **SentriSmart™ Mobile App.** The Keyholder may select the SentriSmart™ Mobile App (the "SentriSmart™"), Organization leases to Keyholder, and Keyholder leases from Organization, the SentriSmart™. In addition, Organization grants to Keyholder: (i) a limited non-exclusive, non-transferable, revocable sub-license to use the Network, the use of which Organization licenses from Sentrilock, LLC ("Sentrilock"), which is necessary for the use and operation of the SentriSmart™ for the Term (as defined in Section 3 below); and (ii) a limited, non-exclusive, nontransferable, revocable sub-license to use the software Organization licenses from Sentrilock (the "Software") for the Term. The equipment and software incorporated in the SentriSmart™ enable the Keyholder to obtain a current update code for the SentriSmart™; to open and perform other functions with the SentriSmart™; and to upload property-showing data with the SentriSmart™. The SentriSmart™ is used with certain electronic devices approved by Sentrilock. During the Term, Sentrilock may in its sole discretion approve additional electronic devices. Sentrilock does not provide any warranty of the performance of such electronic devices.

b. **SentriCard® and Home SentriCard® Reader.** The Keyholder may also select the SentriCard® and the Home SentriCard® Reader (the "Reader"), Organization grants to Keyholder a limited non-exclusive, non-transferable, revocable sub-license for the Term to use such software. In addition, Organization grants to Keyholder a limited non-exclusive, non-transferable, revocable sub-license to use the Network, the use of which Organization licenses from Sentrilock, which is necessary for the use and operation of the SentriCard® for the Term. The Reader enables Keyholder to obtain a current update code for the SentriCard®; to open and perform other functions with the SentriCard®; and to upload property showing data with the SentriCard®.

2. **SERVICE.**

a. The software incorporated in the SentriSmart™ Mobile App, the SentriCard® and the Home SentriCard® Reader, Bluetooth® REALTOR® Lockbox and Sentrilock (collectively, "Software"); the equipment incorporated in the SentriCard® and the Home SentriCard® Reader, Bluetooth® REALTOR® Lockbox (collectively, "Equipment"); the Sentrilock System and Network database software are collectively, the "Service." The Service is more fully described on SentiLock's online website and is incorporated herein by reference.

b. Keyholder understands that in order to make the Service available to Keyholder, Organization and Sentrilock entered into a Master Agreement that provides the terms under which Sentrilock will provide the Service to Organization. **Keyholder understands that if the Master Agreement is terminated for any reason during the Term of this Agreement, the Service will no longer be available to Keyholder and this Agreement will terminate in accordance with Section 12 below. Keyholder agrees that under the terms of the Master Agreement, Organization may elect a different Service or choose to upgrade the Service at any time during the Term of this Agreement, which may result in an increase of the System Fee (as defined in Section 4(a) below) and/or the termination of this Agreement.** Except as the rights and obligations of Keyholder and Organization under this Agreement may be affected as described in the two preceding sentences, the rights and obligations between Keyholder and Organization with respect to the Service are governed solely by the terms and conditions of this Agreement. Keyholder understands that failure of Organization to perform its obligations under the Master Agreement may detrimentally affect Keyholder's use of the Service.

c. Sentrilock has reserved the right to discontinue any item of Equipment used in connection with the Service upon written notice to Organization as stated in the Master Agreement. If Sentrilock discontinues any item of Equipment, the Equipment leased hereunder shall continue to be completely compatible with and shall function with the Service. If the Equipment leased is lost, destroyed or damaged, Organization may replace that Equipment with refurbished Equipment ("Replacement"), which shall be completely compatible with and shall function with the Service, and shall offer the same level of functionality as the Equipment currently offered.

d. Keyholder agrees to comply with the Rules and Regulations relating to the use of the Service which are set forth in the Rules and Regulations of Organization and/or its MLS system. By executing this Agreement, Keyholder agrees to maintain the

security of the personal identification number of each piece of Equipment to prevent the use of the Equipment by unauthorized persons. Keyholder further agrees that neither the Service, nor any other SentiLock product used in connection with the Service (including the Equipment) is a security system. The Service is a marketing convenience key-control system, and as such, any loss of Equipment or disclosure of personal identification numbers compromises the integrity of the Service, and Keyholder agrees to use her or his best efforts to ensure the confidentiality and integrity of all components of the Service.

3. **TERM.** This Agreement shall commence on the date set forth above and have a term ("Term") until March 4th, 2025, unless terminated earlier or extended pursuant to the provisions of this Agreement.

4. **PAYMENTS.**

a. DURING THE TERM OF THIS AGREEMENT, KEYHOLDER SHALL PAY TO ORGANIZATION A FEE FOR THE RIGHT TO USE THE SERVICE PLUS APPLICABLE TAX (THE "SYSTEM FEE"). SUCH SYSTEM FEE SHALL BE DETERMINED BY ORGANIZATION. KEYHOLDER SHALL BE ENTITLED TO TERMINATE THIS AGREEMENT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN SECTION 12.

b. Keyholder shall pay the System Fee determined by the Organization upon entering this Agreement and shall pay the System Fee for all subsequent years as directed by the Organization.

c. Organization reserves the right to: (i) increase the System Fee annually, (ii) charge a key activation fee, (iii) charge a late fee for any System Fee that is not paid as directed by the Organization, (iv) charge a fee for any payment that is returned unpaid or for insufficient funds or credit.

d. EXCEPT AS OTHERWISE PROVIDED HEREIN, KEYHOLDER'S OBLIGATION TO MAKE PAYMENTS TO OR AT THE DIRECTION OF ORGANIZATION SHALL BE ABSOLUTE, UNCONDITIONAL, NON-CANCELLABLE AND INDEPENDENT AND SHALL NOT BE SUBJECT TO ANY SETOFF, CLAIM OR DEFENSE FOR ANY REASON, INCLUDING ANY CLAIMS KEYHOLDER MAY HAVE RELATING TO PERFORMANCE OR FOR LOSS OR DAMAGE OF OR TO THE SERVICE OR THE EQUIPMENT OR ANY REPLACEMENTS.

5. **TITLE AND USE.** The Service, including all its components and the Equipment are and shall at all times remain the property of SentiLock. All additions and upgrades to the Software shall become part of the Software and shall, without further act, become the property of SentiLock. The Software and all applicable rights in patents, copyrights, trade secrets, and trademarks are and shall at all times remain the property of SentiLock.

6. **RISK OF LOSS; RETURN OF EQUIPMENT.**

a. No loss, damage or destruction to the Equipment shall relieve Keyholder of any obligation under this Agreement, except to the extent any such loss, damage or destruction is directly caused by the negligence of Organization. The cost for replacing any Equipment that is lost, damaged or destroyed and the damages to be paid by Keyholder for failing to return the Equipment upon termination of this Agreement is stated in the Organization Equipment Replacement Fee Schedule. Replacements may be refurbished Equipment.

b. At the expiration of the Term, Keyholder, at Keyholder's expense and risk, shall immediately return or cause the return to Organization to such location as Organization shall specify, Equipment and all components included within the Service that have been leased or licensed to Keyholder pursuant to this Agreement The SentiSmart™ and components used in connection with the Service shall be returned in good condition, repair and working order, ordinary wear and tear excepted.

7. **REPRESENTATIONS AND COVENANTS.** Keyholder covenants and agrees:

a. If Keyholder misuses the Service or any component thereof, including without limitation, use of the Service in violation of the User's Guide, and a third party brings an action against Organization and/or SentiLock relating to such misuse, Keyholder agrees to indemnify, defend and hold harmless Organization and/or SentiLock, and their respective directors; officers agents, representatives, employees, successors and assigns, from and against any and all claims, demands, actions, losses, damages, injuries, obligations, liabilities and costs and expenses of every kind or nature (including reasonable attorneys' fees, whether incurred at the trial or appellate level, in an arbitration proceeding, in bankruptcy, including without limitation, any adversary proceeding, contested matter or motion or otherwise) incurred by Organization and/or SentiLock in such proceeding.

b. That neither Organization nor SentiLock shall be liable for any compensatory, indirect, incidental, consequential, punitive, reliance or special damages, including, without limitation, damages for lost profits, advantage, savings or revenues of any kind or increased cost of operations, arising out of the use or inability to use the Service for any purpose whatsoever whether or not Keyholder has been advised of the possibility of such damages.

c. That Keyholder will not: (i) use or gain access to the source code for the Software; (ii) alter, reproduce, modify, adapt, translate, reverse engineer, de-compile, disassemble or prepare derivative works based upon the Software; or (iii) provide or otherwise make available the Software or any part or copies thereof to any third-party.

d. To provide Organization and SentiLock with-written notice of any legal proceeding or arbitration in which Keyholder is named as a defendant and that alleges defects in the Equipment within five (5) days after Keyholder receives written notice of such action.

The obligations set forth in this Section shall survive termination of this Agreement

8. **DEFAULT.**

a. Each of the following events shall be an Event of Default by Keyholder under this Agreement.

i. Keyholder's failure to pay, for any reason, any amount required under this Agreement within fifteen (15) days after the date that such payment is due; or

ii. The commencement of either an involuntary or voluntary action under any bankruptcy, insolvency, or other similar law of the United States of America or any state thereof or of any other country or jurisdiction with respect to Keyholder; provided, however, that the commencement of any involuntary case or proceeding will not be an Event of Default under this Agreement if such case or proceeding is dismissed within sixty (60) days after it was commenced.

b. An Event of Default by Organization under this Agreement will occur upon the termination for any reason of the Master Agreement.

9. **RIGHTS AND REMEDIES.**

a. Upon the occurrence of an Event of Default by Keyholder, Organization may, at its sole option and without limitation or election as to other remedies available under this Agreement or at law or in equity, exercise one or more of the following remedies:

i. Terminate this Agreement and demand the return of any Equipment and Software to Organization;

ii. Terminate one or both of Keyholder's sub-licenses to use the Network and to use the Software;

iii. Direct SentiLock to deactivate Keyholder's access to the Service or any component of the Service;

iv. Bill the Keyholder for any outstanding amounts owed under this Agreement, including any applicable liquidated damages for the failure to return the Equipment; and/or

v. Take any and all actions necessary to collect all amounts currently due and owing under this Agreement, including any and all costs and expenses of every kind or nature (including reasonable attorneys' fees, whether incurred at the trial or appellate level, in an arbitration proceeding, or in bankruptcy, including any adversary proceeding, contested matter or motion, or otherwise) incurred by Organization in connection with the exercise of its rights and remedies under this Agreement.

b. Upon the occurrence of an Event of Default by Organization or termination of this Agreement, all of Keyholder's obligations under this Agreement shall terminate, except that Keyholder shall be required to return the Equipment and Software to Organization and to pay Organization any outstanding amounts owed under this Agreement, including any damages for the failure to return the Equipment and Software.

c. If Organization deactivates the Service because of a default by Keyholder under this Agreement, but does not otherwise terminate this Agreement, Keyholder will be entitled to seek to have the Service reactivated. In order to do so, Keyholder shall be required to cure any and all existing defaults, and to pay any and all outstanding amounts owed under this Agreement and the reasonable costs and attorneys' fees incurred by Organization in connection with collecting under this Agreement. After confirmation

of the curing of such defaults and the receipt of payment of such amounts, Organization shall direct SentiLock to reactivate the Equipment within twenty-four (24) hours.

d. In the event that Organization institutes any action for the collection of amounts due and payable hereunder, Keyholder shall pay, in addition to the amounts due and payable under this Agreement, all reasonable costs and attorneys fees incurred by Organization in connection with collecting under this Agreement. Keyholder expressly waives all rights to possession or use of the Service or the Equipment or any component thereof after the occurrence of an Event of Default, and waives all claims or losses caused by or related to any repossession or termination of use.

e. Organization's failure or delay in exercising any right or remedy under this Agreement shall not operate as a waiver thereof or of any subsequent breach or of such right or remedy. Organization's rights and remedies are cumulative, not exclusive, and no exercise of any remedy shall preclude the exercise of another remedy.

10. **ARBITRATION AND LITIGATION.** Any controversy or claim arising out of or relating to this Agreement shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association or such other rules as may be agreed to by the parties. The arbitration shall be conducted in a location mutually agreed to by the parties. If the parties, following good-faith diligent efforts, fail to agree on the location of the arbitration within thirty (30) days after either party requests arbitration, the arbitration shall be conducted in Lake County, Indiana. The substantially prevailing party in any arbitration under this Agreement shall be entitled to recover from the other as part of the arbitration award reasonable costs and attorney's fees. Any arbitration award may be enforced by a court of competent jurisdiction in accordance with applicable law. In the event that legal action to enforce the arbitration award is necessary, the substantially prevailing party shall be entitled to recover its reasonable costs and attorney's fees in such action or any appeals.

11. **NOTICES.** All notices hereunder shall be sent by (i) hand-delivery, (ii) certified mail, return receipt requested, postage prepaid, or (iii) overnight delivery service, to the party being notified at its address set forth in the signature block of this Agreement, or to such other address as a party shall subsequently specify to the other party in writing. Notices shall be deemed to have been delivered when received, if hand-delivered or certified mail, three (3) days after the day deposited in the mail; or one (1) day after the day deposited with an overnight delivery service.

12. **TERMINATION.**

a. Keyholder may terminate this Agreement at any time by returning the Equipment and Software to Organization and paying Organization any amounts owing prior to such termination, including: (i) any applicable damages for the failure to return the Equipment and Software as set forth in Section 6(a) hereof, and (ii) any System Fees owing prior to such termination which remain unpaid. Upon termination, System Fees that would have become owing after the date of termination of this Agreement are released and discharged by Organization.

b. Organization may terminate this Agreement upon termination of the Master Agreement for any reason, including without limitation, a default by Organization under the Master Agreement or an upgrade of the Service by Organization. Upon termination, Keyholder shall be obligated to satisfy the obligations in Section 12(a).

c. In the event that Keyholder fails to return all Equipment leased to Keyholder upon termination of this Agreement or at the expiration of the Term, Keyholder acknowledges that it is impractical and difficult to assess actual damages to Organization, and therefore agrees to pay to Organization, as liquidated damages for such failure to return the Equipment, the amount set forth in Section 6(a).

d. In addition, Keyholder shall not be entitled to any refund of any unused portion of the System Fee for use of the Service previously paid.

13. **WARRANTY.** The Equipment and Software are warranted by SentiLock against defects in workmanship and for materials, to be fit for the intended purpose and to conform in all material respects to Its written specifications for the term of the Agreement. SentiLock shall, without charge, repair or replace such defective or nonconforming component for the term of the Agreement. Keyholder must return any defective system component under warranty to Organization at Keyholder's sole cost and expense and Organization shall provide all repaired or replacement Equipment to Keyholder. This warranty does not extend to any damage caused by accident, abuse, neglect or misuse of system components. Keyholder agrees to cooperate with Organization and SentiLock by performing diagnostic tests provided to Keyholder when Keyholder initially seeks warranty service. Replacement batteries must be SentiLock approved and acquired through the Organization.

14. GENERAL PROVISIONS.

- a. This Agreement constitutes the entire agreement between Organization and Keyholder relating to the Agreement of Equipment and use of the Service.
- b. Provided that Keyholder has returned to Organization all keys previously leased by Organization to Keyholder, all prior leases between Organization and Keyholder for such keys are terminated effective as of the parties' execution of this Agreement.
- c. This Agreement shall be effective and binding when fully executed by both parties. This Agreement may be executed in a number of counterparts, each of which will be deemed an original and when taken together shall constitute one agreement.
- d. This Agreement shall be amended only by a written agreement signed by the parties.
- e. Any waiver or consent by any party to any breach by the other, whether express or implied, shall not constitute a consent to or waiver of any other or subsequent breach.
- f. All agreements, representations and warranties contained in this Agreement shall survive the expiration or other termination of this Agreement.
- g. If any provision of this Agreement is unenforceable, such unenforceability shall not affect the enforceability of the remaining provisions of this Agreement.
- h. This Agreement shall be governed by the laws of the State of Indiana.
- i. This Agreement shall be binding upon and inure to the benefit of Organization, and its successors and assigns, and Keyholder and its permitted successors and assigns.

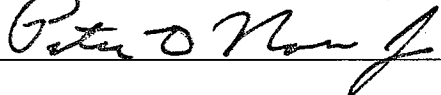
IN WITNESS WHEREOF, the parties have caused this to be duly executed as of the date set forth in the preamble.

KEYHOLDER:

ORGANIZATION:

**MULTIPLE LISTING SERVICE OF THE GREATER NORTHWEST
INDIANA ASSOCIATION OF REALTORS®, INC.**

By: _____

By:  _____

Print Name: _____

Title: Chief Executive Officer

Company Address: _____

Home Address of
Responsible Party: _____

Home Phone: _____

Email: _____