

St. Augustine & St. John's County Multiple Listing Service, Inc. Participant Data Access Agreement

This **AGREEMENT** is made and entered into by St. Augustine & St. John's County Multiple Listing Service, Inc. ("**SASJCMLS**"), with offices at 1789 Lakeside Ave, St. Augustine, FL 32084; the real estate brokerage firm identified as "Firm" on the signature page below ("**Firm**"); the Real Estate Associates affiliated with Firm that are identified on the signature page and in Exhibit A, if any (collectively the "**Real Estate Associate Party**"); and the individual or business association identified as "Consultant" on the signature page below, if any ("**Consultant**").

DEFINITIONS

1. For purposes of this Agreement, the following terms shall have the meanings set forth below.

Confidential Information: "Confidential Information" means information or material proprietary to a party or designated "confidential" by the party and not generally known to the public that the other parties may obtain knowledge of or access to as a result of this Agreement. Confidential Information includes, but is not limited to, the following types of information (whether in oral, visual, audio, written or other form): (a) all SASJCMLS Data, except to the extent to which this Agreement and the SASJCMLS Policies permit its disclosure; (b) IP addresses, access codes and passwords; (c) any information that SASJCMLS obtains from any third party that SASJCMLS treats as proprietary or designates as Confidential Information, whether or not owned or developed by SASJCMLS; (d) any information designated as confidential or private by any applicable state, federal, local or other law, regulation or directive; and (e) any claims and evidence presented by any party in any arbitration under this Agreement. Confidential Information does not include information that is or becomes publicly available by other than unauthorized disclosure by the receiving party; independently developed by the receiving party; received from a third party who has obtained and disclosed it without breaching any confidentiality agreement; or already possessed by the receiving party at the time of its disclosure.

Data Interface: The transport protocols and data storage formats provided by SASJCMLS for use by Firm, Real Estate Associate Party, and Consultant; SASJCMLS may modify the Data Interface in its sole discretion from time to time.

Firm Internal Use: Any use of those portions of the SASJCMLS Data relating to Firm's own listings; and any use of those portions of the SASJCMLS Data relating to listings of Participants other than Firm that exposes SASJCMLS Data only to Firm-Related Persons and to Real Estate Associates affiliated with Firm, subject to the SASJCMLS Policies.

Firm-Related Persons: Consultant, if any, and employees of Firm who are not Real Estate Associates or broker/managers.

IDX: Use and display of portions of the SASJCMLS Data under the Internet Data Exchange provisions of the SASJCMLS Policies.

Participant: This term has the meaning given to it in the SASJCMLS Policies. For purposes of this Agreement, "Participant" does not apply to participants of MLSs other than SASJCMLS. Where applied in this Agreement to Participants other than Firm, "Participant" also includes Real Estate Associates affiliated with those Participants for whom the Participants are responsible under the laws of the State of Florida.

Real Estate Associate: Any person holding a real estate license in Florida who is not a Participant but who is subject to a Participant's supervision under the laws of Florida and is an active subscriber to SASJCMLS.

SASJCMLS Data: Data relating to real estate for sale, previously sold, or listed for sale, and to SASJCMLS Participants (including text, photographs, and all other data formats now known or hereafter invented) entered into SASJCMLS's databases by SASJCMLS Participants and SASJCMLS, or on their behalf.

SASJCMLS Policies: SASJCMLS's Rules and Regulations, as amended from time to time, and any operating policies promulgated by SASJCMLS.

Second Level Domain: "Second Level Domain" has the meaning given to it in this paragraph. "**URL**" means a web address, including the "http://" and any material appearing after a slash in the address. "**Domain Name**" means a URL, less the "http://" and any material appearing to the right of the next slash ("/") in the address. (So for example, in the URL "Http://janesmith.abcrealty.com/homepage.html", the Domain Name is "JANESMITH.ABCREALTY.COM".) "**Top Level Domain**" means the portion of the Domain Name to the right of the right-most period. (In the example, "COM".) "**Second Level Domain**" means that portion of a domain name to the left of the right-most period, up to the second period from the right, if any, plus the Top Level Domain. (In the example, "ABCREALTY.COM".) "**Third Level Domain**" means that portion of a domain name to the left of the second period from the right, if any, up to the third period from the right, if any, plus the Second Level Domain. (In the example, "JANESMITH.ABCREALTY.COM".)

VOW: Use and display of portions of the SASJCMLS Data under the Virtual Office Website (VOW) provisions of the SASJCMLS Policies.

SASJCMLS'S OBLIGATIONS

2. SASJCMLS grants to Firm and Real Estate Associate Party a non-exclusive, world-wide license to make copies of, display, perform, and make derivative works of the SASJCMLS Data, and the right to sublicense the same to Consultant, during the term of this Agreement, only to the extent expressly permitted by and subject at all times to the terms and restrictions of this Agreement; any other use of the SASJCMLS Data is hereby prohibited. All licenses hereunder shall terminate upon the termination of this Agreement. This Agreement is a non-exclusive license, and not a sale, assignment, or exclusive license. SASJCMLS retains all rights not expressly granted herein.

3. SASJCMLS agrees to provide to Firm, Real Estate Associate Party, and Consultant, during the term of this Agreement, (a) access to the SASJCMLS Data via the Data Interface under the same terms and conditions SASJCMLS offers to other SASJCMLS Participants; (b) seven days' advance notice of changes to the Data Interface; and (c) seven days' advance notice of changes to the SASJCMLS Policies. SASJCMLS does not undertake to provide technical support for the Data Interface or the SASJCMLS Data. The Data Interface, together with access to the SASJCMLS Data, may from time-to-time be unavailable, whether because of technical failures or interruptions, intentional downtime for service or changes to the Data Interface, or otherwise. Any interruption of access to the Data Interface or SASJCMLS Data shall not constitute a default by SASJCMLS under this Agreement.

FIRM'S OBLIGATIONS

4. Firm and Real Estate Associate Party shall comply with the SASJCMLS Policies at all times. In the event of any perceived conflict between the SASJCMLS Policies and this Agreement, the SASJCMLS Policies shall govern. Additionally, Firm and Real Estate Associate Party shall comply with all applicable laws, statutes, ordinances and regulations in performance of their respective obligations under this Agreement.

5. Firm and Real Estate Associate Party shall use the SASJCMLS Data obtained under this Agreement for Firm Internal Use, IDX, and VOW use only. Any other use is strictly prohibited. Firm and Real Estate Associate Party shall not make the SASJCMLS Data or the Confidential Information available to any third party unless expressly authorized to do so under this Agreement. Firm and Real Estate Associate Party may display or deliver the SASJCMLS Data on web sites, Mobile Applications, and Audio Devices only to the extent permitted by the SASJCMLS Policies and then only on a site or

sites resident at the Second Level and Third Level Domain(s), Mobile Applications, and Audio Devices indicated on the signature page and in Exhibit A of this Agreement. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

6. Firm and Real Estate Associate Party acknowledge that ownership and use rights relating to copyrights in the SASJCMLS Data are defined in the SASJCMLS Policies or in the terms of the participant and subscriber agreements between SASJCMLS Firm and Real Estate Associate Party, or both. Firm and Real Estate Associate Party shall not challenge or take any action inconsistent with SASJCMLS's ownership of or rights in the SASJCMLS Data. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

7. If SASJCMLS notifies Firm or Real Estate Associate Party of a breach of the SASJCMLS Policies or this Agreement and Firm or Real Estate Associate Party does not immediately cure the breach, Firm and Real Estate Associate Party shall hold Consultant harmless from any liability arising from Consultant's cooperation with SASJCMLS under Paragraph 10.

8. Firm and Real Estate Associate Party shall pay the fees, if any, that SASJCMLS (or its shareholder associations/MLs) customarily charges other SASJCMLS Participants for data access. Firm and Real Estate Associate Party acknowledge receipt of SASJCMLS's current schedule of such fees, if any. SASJCMLS may in its sole discretion establish or modify its schedule of fees upon 30 days' written notice to Firm and Real Estate Associate Party. Firm and Real Estate Associate Party shall be liable for all costs, including reasonable attorney fees, associated with collecting amounts due under this Agreement.

9. Firm is surety for Real Estate Associate Party's and Consultant's obligations under this Agreement. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

CONSULTANT'S OBLIGATIONS

10. Consultant shall immediately correct any breach of this Agreement or violation of the SASJCMLS Policies within its control, whether committed by Firm, Real Estate Associate Party, or Consultant, upon notice from SASJCMLS.

11. Consultant acknowledges that (as among the parties to this Agreement) Firm and SASJCMLS possess all right, title, and interest in all copyrights in the SASJCMLS Data. Consultant shall not challenge or take any action inconsistent with SASJCMLS's and Firm's ownership of or rights in the SASJCMLS Data. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

12. Consultant shall not make the SASJCMLS Data or the Confidential Information available to any third party, except on behalf of Firm and Real Estate Associate Party and in a manner consistent with Firm's and Real Estate Associate Party's obligations under Paragraphs 4 through 9 of this Agreement; nor shall it make any other use of the SASJCMLS Data, whether commercial or personal. **In the event that Consultant provides services to Participants other than Firm (or to Real Estate Associates affiliated with Firm other than the Real Estate Associate Party), Consultant must enter separate contracts with SASJCMLS. Consultant must ascertain, using the Data Interface on a daily basis, that each Participant to which Consultant provides services remains an eligible Participant; and in the case of Real Estate Associates, that each Real Estate Associate Party remains affiliated with Firm. Failure to comply with the provisions of this paragraph, will result in SASJCMLS terminating all of Consultant's access to the SASJCMLS Data under this Agreement and all similar agreements.** The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

13. Consultant warrants that any effort or use of the SASJCMLS Data will not constitute patent infringement of any third party. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity. Additionally, Consultant shall comply with all applicable laws,

statutes, ordinances and regulations in performance of its respective obligations under this Agreement.

14. Consultant represents that it currently, and through the term of this Agreement, shall use industry best practices for firewalls and other network protocols to increase the security of its systems and shall employ reasonable physical, technical, and administrative security measures to protect the Confidential Information and prevent unauthorized third-parties from accessing and using the Confidential Information. Consultant will comply fully with all applicable laws, and regulations relating to personally identifiable information ("PII") and data privacy with regards to the Confidential Information. Consultant agrees that it will monitor and test its security protocols from time to time and adjust the same as necessary. In the event a security breach of Consultant's systems or use of the Confidential Information by unauthorized third parties, Consultant shall immediately notify SASJCMLS of such breach by confirmed email or confirmed telephone call. In the event of such security breach, Consultant will (i) cooperate with SASJCMLS at Consultant's expense to prevent or stop such a security breach; (ii) comply with all applicable laws and take appropriate steps to remedy such a security breach; (iii) indemnify, hold harmless and defend SASJCMLS against any and all loss, damage, claims, liabilities, or expenses, including reasonable attorneys' fees, arising out of or relating to a third party claim or suit from breach by Consultant of its obligations described in this paragraph.

15. Consultant shall pay the fees, if any, that SASJCMLS customarily charges other consultants for data access. Consultant acknowledges receipt of SASJCMLS's current schedule of such fees, if any. SASJCMLS may in its sole discretion establish or modify its schedule of fees upon 30 days' written notice to Consultant. Consultant shall be liable for all costs, including reasonable attorney fees, associated with collecting amounts due under this Agreement.

16. Consultant is surety for Firm's and Real Estate Associate Party's obligations to pay fees under Paragraph 8. The provisions of the preceding sentence shall survive the expiration or other termination of this Agreement in perpetuity. Consultant shall notify SASJCMLS within five business days of any change to the information relating to it in this Agreement, including change of its corporate name or address.

AUDITS OF COMPLIANCE

17. SASJCMLS may, or at its option may engage an independent third party to, review, inspect, and test the books, records, equipment, and facilities of Firm, Real Estate Associate Party, and Consultant to the extent reasonably necessary to ascertain Firm's, Real Estate Associate Party's, and Consultant's compliance with this Agreement ("Audit"). SASJCMLS may conduct an Audit upon any notice reasonable under the circumstances. Audit activities may include, without limitation, obtaining full access to Firm's, Real Estate Associate Party's, and Consultant's web sites, Mobile Applications, Audio Devices, and systems to ensure that SASJCMLS Data is displayed in accordance with the SASJCMLS Policies; using all features available to end-users of Firm's, Real Estate Associate Party's, and Consultant's systems that employ the SASJCMLS Data; and posing as consumers to register and test services Firm, Real Estate Associate Party, and Consultant make available to consumers using the SASJCMLS Data. Firm, Real Estate Associate Party, and Consultant shall pay the costs incurred as part of any Audit. The provisions of this paragraph shall survive the expiration or other termination of this Agreement for one year.

CONFIDENTIAL INFORMATION

18. The parties shall protect the Confidential Information with the same degree of care they take to protect their own sensitive business information of like kind, but in no event less than reasonable care. A party may disclose Confidential Information if such disclosure is required by law or court order; provided, however, that such party makes commercially reasonable efforts to notify the others in writing in advance of disclosure. Within five days after termination of this Agreement, the receiving party shall return to the disclosing party all Confidential Information of the disclosing party. The receiving party shall also erase or destroy Confidential Information

stored on magnetic media or other computer storage. An officer of the receiving party shall certify in writing that all materials have been returned or destroyed.

TERM AND TERMINATION

19. The term of this Agreement begins on the date that SASJCMLS signs it. This Agreement shall terminate upon the occurrence of any of the following events: (a) immediately upon termination of Firm's privileges as a Participant in SASJCMLS; (b) 30 days after any party's notice to the others of its intent to terminate; (c) 10 days after any party's notice to another that the other has breached this Agreement, provided the breach remains uncured; (d) immediately upon any party's notice to another that the other has breached this Agreement, provided the breach is not susceptible to cure, is one of a pattern of repeated breaches, or has caused the party giving notice irreparable harm; (e) immediately upon Firm's notice to a Consultant that Consultant is no longer designated to provide IDX, or VOW services to it; (f) with regard to any Real Estate Associate Party, immediately upon any event that results in the Real Estate Associate Party no longer being affiliated with Firm; (g) as provided in Paragraphs 29 and 32.

20. In the event Firm's privileges as a Participant (or Real Estate Associate Party's privileges of affiliation with Firm) are terminated while this Agreement is in effect, and SASJCMLS subsequently reinstates those privileges, this Agreement shall automatically be reinstated if SASJCMLS resumes its obligations under Paragraphs 2 and 3. In the event Firm, Real Estate Associate Party, or Consultant breaches this Agreement and entitles SASJCMLS to terminate under Paragraph 19, SASJCMLS may in its sole discretion suspend its performance instead of terminating this Agreement. SASJCMLS may make this election by notice to the other parties within three days after the initiation of the suspension. Firm's, Real Estate Associate Party's, and Consultant's obligations hereunder continue during any period of suspension. In the event of any suspension or termination of this Agreement, Firm, Real Estate Associate Party, and Consultant shall make no further use of the SASJCMLS Data or any derivative works based on it (except the portions of it relating to Firm's own listings) until and unless Firm's or Real Estate Associate Party's rights under this Agreement are restored.

GENERAL PROVISIONS

21. **Applicable law.** This Agreement shall be governed by and interpreted according to the laws of the State of Florida, without regard to its conflicts and choice of law provisions.

22. **Survival of Obligations.** The "Definitions," "Confidential Information," and "General" provisions of this Agreement shall survive its termination or expiration in perpetuity. Other provisions shall survive according to their terms.

23. **SASJCMLS's Remedies.** (a) Injunctive relief: Because of the unique nature of the SASJCMLS Data and Confidential Information, Firm, Real Estate Associate Party, and Consultant acknowledge and agree that SASJCMLS would suffer irreparable harm in the event that any of them breaches or threatens to breach its obligations under this Agreement, and that monetary damages would be inadequate to compensate SASJCMLS for a breach. SASJCMLS is therefore entitled, in addition to all other forms of relief, to injunctive relief to restrain any threatened, continuing or further breach by Firm, Real Estate Associate Party, or Consultant, or any one of them, without showing or proving any actual damages sustained by SASJCMLS, and without posting any bond. (b) Liquidated damages: Firm, Real Estate Associate Party, and Consultant acknowledge that damages suffered by SASJCMLS from access to the SASJCMLS Data by an unauthorized third party as a result of disclosure of any passwords or an unauthorized disclosure of the SASJCMLS Data to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to SASJCMLS to enter into this Agreement, Firm, Real Estate Associate Party, and Consultant agree that in the event Firm, Real Estate Associate Party, Firm-Related Persons, or Consultant, or its employees, agents, or contractors, disclose any password to access the SASJCMLS Data or disclose the SASJCMLS Data itself to any unauthorized third party,

regardless of whether such disclosure is intentional or negligent, Firm, Real Estate Associate Party, and Consultant shall be liable to SASJCMLS for liquidated damages in the amount of \$5,000 for each such disclosure and termination of this Agreement. Liability of Firm, Real Estate Associate Party, and Consultant under this paragraph is joint and several.

24. **Limitation of liability/exclusion of warranties. IN NO EVENT SHALL SASJCMLS BE LIABLE TO FIRM, REAL ESTATE ASSOCIATE PARTY, OR CONSULTANT FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES (EVEN IF SASJCMLS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES), OR LOST PROFITS ARISING FROM THIS AGREEMENT OR ANY BREACH OF IT. IN NO EVENT SHALL SASJCMLS BE LIABLE TO FIRM, REAL ESTATE ASSOCIATE PARTY, OR CONSULTANT FOR ANY AMOUNT IN EXCESS OF THE GREATER OF (A) THE FEES FIRM, REAL ESTATE ASSOCIATE PARTY, AND CONSULTANT HAVE PAID SASJCMLS, IF ANY, IN THE YEAR IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO ANY CLAIM FOR DAMAGES; OR (B) \$100. FIRM, REAL ESTATE ASSOCIATE PARTY, AND CONSULTANT ACKNOWLEDGE THAT SASJCMLS PROVIDES THE SASJCMLS DATA ON AN "AS-IS," "AS-AVAILABLE" BASIS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTY OF TITLE, NON-INFRINGEMENT, AND ACCURACY. SASJCMLS SHALL NOT BE LIABLE TO FIRM, REAL ESTATE ASSOCIATE PARTY, OR CONSULTANT FOR ANY CLAIM ARISING FROM INACCURACIES IN THE SASJCMLS DATA, ANY FAILURE TO UPDATE THE SASJCMLS DATA PROMPTLY, OR THE SASJCMLS DATA'S INADEQUACY FOR ANY PARTICULAR USE, WHETHER PERSONAL OR COMMERCIAL. SASJCMLS makes no warranty, including those regarding title, availability, or non-infringement, regarding trademarks licensed under this Agreement, if any.**

25. **Dispute resolution; Attorney's fees.** In the event SASJCMLS claims that Firm, Real Estate Associate Party, or Consultant has violated the SASJCMLS Policies, SASJCMLS may, at its option, resolve such a claim according to the disciplinary procedures set out in the SASJCMLS Policies, provided SASJCMLS does not also base a claim that Firm, Real Estate Associate Party, or Consultant has breached this Agreement on the same facts. Except as set forth in the preceding sentence, any controversy or claim to which Consultant is not a party arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules, including its Optional Rules for Emergency Measures of Protection (collectively, the "Arbitration Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The parties irrevocably agree, consent, and submit themselves to personal jurisdiction in the courts of the State of Florida located in St. John's County or the federal court of the United States situated therein, as applicable, which shall have sole and exclusive jurisdiction over any action under this Agreement not subject to SASJCMLS's disciplinary procedures or to arbitration. Non-binding mediation in good faith is a condition precedent to asserting any claim, whether in arbitration or the courts, under this Agreement, except that this condition shall not prevent SASJCMLS from exercising any of its rights under Section 23. If SASJCMLS prevails in an action or proceeding to enforce or interpret this Agreement or any provision hereof, it shall be entitled to reasonable attorney's fees and costs for the legal action.

26. **Indemnification.** Subject to Paragraph 24, in the event a party breaches any provision of this Agreement, that party (the Indemnifying Party) shall indemnify the other parties, their subsidiaries and affiliated companies, and all their respective employees, directors, agents, and authorized successors and assigns (the Indemnified Parties), against any and all losses, damages, and costs (including reasonable attorneys' fees) arising from each claim of any third party resulting from the breach. Consultant indemnifies SASJCMLS, Firm, Salesperson Party, or customers of SASJCMLS, Firm, or Salesperson Party, to whom Consultant provides a product or service using

SASJCMLS Data, against any and all losses, damages, and costs (including reasonable attorneys' fees) arising from any third party claim of patent infringement. The Indemnified Parties shall (a) promptly notify the Indemnifying Party of any claim and give the Indemnifying Party the opportunity to defend or negotiate a settlement of any such claim at the Indemnifying Party's expense, and (b) cooperate fully with the Indemnifying Party, at the Indemnifying Party's expense, in defending or settling any claim. The Indemnified Parties shall be entitled to engage their own local counsel at the Indemnifying Party's expense.

27. **Notice.** All notices to be given under this Agreement shall be mailed, sent via facsimile transmission, or electronically mailed to the parties at their respective addresses set forth herein or such other address of which any party may advise the others in writing during the term of this Agreement; and shall be effective the earlier of the date of receipt or three days after mailing or other transmission.

28. **No Waiver.** No waiver or modification of this Agreement or any of its terms is valid or enforceable unless reduced to writing and signed by the party who is alleged to have waived its rights or to have agreed to a modification.

29. **Assignment.** Firm, Real Estate Associate Party, and Consultant may not assign or otherwise transfer any of its respective rights or obligations under this Agreement to any other party. Any purported assignment or delegation by Firm, Real Estate Associate Party, or Consultant in contravention of this paragraph is null and void, and shall immediately cause this Agreement to terminate.

30. **Entire Agreement; Amendment.** Subject to SASJCMLS Policies, this Agreement contains the full and complete understanding of the parties regarding the subject matter of this Agreement and supersedes all prior representations and understandings, whether oral or written, relating to the same. In the event of any dispute regarding the interpretation of the terms

of this Agreement, it shall not be construed for or against any party on the grounds that the Agreement was prepared by any one of the parties. SASJCMLS may amend this agreement by providing 30 days' advance notice of the amendment to all other parties; if any party continues to use the Data Interface or the SASJCMLS Data after the expiration of the 30-day notice period, that party will be deemed to have agreed to the terms as amended.

31. **Relationship of the Parties.** The parties hereunder are independent contractors. No party shall be deemed to be the agent, partner, joint venturer, franchisor or franchisee, or employee of SASJCMLS or have any authority to make any agreements or representations on the behalf of SASJCMLS. Each party shall be solely responsible for the payment of compensation, insurance, and taxes of its own employees.

32. **Severability.** Each provision of this Agreement is severable from the whole, and if one provision is declared invalid, the other provisions shall remain in full force and effect. In the event that any provision of this Agreement is held invalid or unenforceable by a court having jurisdiction over the parties, the invalid or unenforceable provision shall be replaced, if possible, with a valid provision which most closely approximates the intent and economic effect of the invalid provision. In the event any provision of the limitation of liability, exclusion of warranties, or indemnification is held invalid or unenforceable, this Agreement shall immediately terminate.

(The remainder of this page intentionally left blank.)

St. Augustine & St. John's County Multiple Listing Service, Inc. Participant Data Access Agreement

Under this Agreement, **FIRM AND REAL ESTATE ASSOCIATE PARTY ARE PERMITTED TO WORK ONLY WITH THE CONSULTANT NAMED HERE.** If Firm or Real Estate Associate Party chooses to engage a different consultant or additional consultants, Firm must enter into a new version of this Agreement with SASJCMLS and each such consultant.

Under this Agreement, **CONSULTANT IS PERMITTED TO WORK ONLY WITH THE FIRM REAL ESTATE ASSOCIATE PARTY NAMED HERE.** Consultant may not use data obtained under this Agreement to provide any services to Participants other than Firm, or with Real Estate Associates affiliated with Firm except the Real Estate Associate Party. Consultant must enter into a new version of this Agreement with SASJCMLS and each additional Participant or amend this Agreement with SASJCMLS to add additional Real Estate Associates affiliated with Firm as Real Estate Associate Parties.

If Firm or Real Estate Associate Party will perform its own technical work and there is no Consultant party to this Agreement, Firm should cross out the Consultant signature box. If this Agreement is for services to Firm only, and there is no Real Estate Associate Party, Firm should cross out the Real Estate Associate Party signature box.

This Agreement is for the following uses (check all that apply):

IDX **VOW** **Firm Internal Use**

<p>SASJCMLS: St. Augustine & St. John's County Multiple Listing Service, Inc.</p> <p>_____</p> <p>Signature</p> <p>_____</p> <p>Name</p> <p>Date: _____</p> <p>(effective date of this Agreement)</p> <p>Contact for notices and operations matters</p> <p>Name: Victor J Raymos _____</p> <p>Phone: 904-829-8738 _____</p> <p>Email: ae@stjohnsrealtors.org _____</p>	<p>CONSULTANT</p> <p>Constellation Web Solutions</p> <p>_____</p> <p>Consultant name</p> <p>_____</p> <p>Signature of owner or officer</p> <p>Dan Dlhhy</p> <p>_____</p> <p>Name of owner or officer</p> <p>Contact for notices and operations matters</p> <p>Name: Dan Dlhhy _____</p> <p>Phone: 425-636-6910 _____</p> <p>Email: brokersolutions@constellationws.com _____</p> <p>Mailing: 6737 W. Washington St. Ste 2120 _____</p> <p>West Allis, WI 53214 _____</p>
<p>FIRM Broker Signature Needed</p> <p>_____</p> <p>Firm name</p> <p>_____</p> <p>Signature of owner or officer</p> <p>_____</p> <p>Name of owner or officer</p> <p>Contact for notices and operations matters</p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Mailing: _____</p> <p>Second or Third Level Domain, Mobile Application, or Audio Devices:</p> <p>_____</p> <p><input checked="" type="checkbox"/> IDX <input type="checkbox"/> VOW</p> <p>(If more than one will be used, specify each in Exhibit A.)</p>	<p>REAL ESTATE ASSOCIATE PARTY Agent Signature Needed</p> <p>(If there is more than one, have each named and sign on Exhibit A.)</p> <p>_____</p> <p>Real Estate Associate Party name</p> <p>_____</p> <p>Signature of Real Estate Associate Party</p> <p>Contact for notices and operations matters</p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Mailing: _____</p> <p>Second or Third Level Domain, Mobile Application or Audio Devices:</p> <p>_____</p> <p><input checked="" type="checkbox"/> IDX <input type="checkbox"/> VOW</p> <p>(If more than one will be used, specify each in Exhibit A.)</p>

St. Augustine & St. John's County Multiple Listing Service, Inc. Participant Data Access Agreement

Exhibit A – Additional Requirements

1. **Additional Domains, Mobile Applications, and Audio Devices.** In addition to the Second and Third Level Domains specified on the signature page Firm, Real Estate Associate Party, and Consultant may display SASJCMLS Data subject to the terms of this Agreement at the following Second and Third Level Domains, Mobile Applications, and Audio Devices (attach additional pages if necessary):

_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW

2. **Additional Real Estate Associate Parties:** If there are two or more Real Estate Associate Parties, each Real Estate Associate Party after the first is identified by name here, and each must sign this Agreement. Each Real Estate Associate Party listed here consents to SASJCMLS making communications and notices under this Agreement to Firm only. (Attached additional pages if necessary.)

_____	_____
Name	Signature
_____	_____
Name	Signature
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