

South Texas Multiple Listing Service, LLC

Participant Agreement

This **AGREEMENT** is made and entered into by South Texas Multiple Listing Service, LLC ("**STXMLS**"), with offices at 4825 Everhart Road Ste 1, Corpus Christi, TX 78411; and _____ ("**Firm Participant**"), with offices at _____.

DEFINITIONS AND USAGE.

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

Individual Participants: With regard to each office of Firm Participant, the individual responsible for Firm Participant's conduct under STXMLS Policies that is a "participant" as that term is defined in the STXMLS Policies.

Other Participants and Subscribers: All Participants and Subscribers of STXMLS not party to this Agreement.

Participant Compilation Contribution or "PCC." All selection, coordination, and arrangement by Subscribers of the listing information submitted, contributed, or input in the STXMLS System, including the choice, classification, categorization, ordering, and grouping of material or data that is included in the STXMLS System. PCC does not include original text or photographs.

Participant Contribution: All data that the Subscribers submit, contribute, or input in the STXMLS System, including text, photographs, images, and other materials, in any form now known or hereafter discovered, except the PCC.

Saved Information: Information that Subscribers store in the STXMLS System for their own later use that is not intended by them to be available to Other Participants and Subscribers, including client prospect and contact information.

Schedule of Fees: STXMLS's document that establishes the fees for STXMLS Service.

STXMLS Affiliates: STXMLS Affiliates means STXMLS and its officers, directors, employees, agents, representatives, licensors and shareholders.

STXMLS Database: All data available to Firm Participant on the STXMLS System, including the Participant Contribution and all other text, binary, and photographic image data, in any form now known or hereafter discovered.

STXMLS Policies: STXMLS's then current bylaws, rules and regulations, and policies and procedures promulgated by STXMLS, as STXMLS amends them from time to time.

STXMLS Service: The services STXMLS provides to Firm Participant under this Agreement and similar services STXMLS provides to third parties under similar agreements, including any access or license to the STXMLS Software, the STXMLS Database, and the STXMLS System.

STXMLS Software: STXMLS's proprietary web browser interface(s) to the STXMLS System.

STXMLS System: The aggregate of all hardware and telecommunications systems that STXMLS maintains, or that STXMLS contractors maintain on its behalf, in order to make access to the STXMLS Database available to Firm Participant.

Subscribers: Firm Participant's employees, contractors, salespeople, and assistants (whether licensed or unlicensed as real estate agents or appraisers).

2. **Usage.** The following usages apply to any interpretation or construction of this Agreement, unless the context clearly indicates otherwise.

- (a) Wherever the term "including" is used, it means "including, but not limited to."

- (b) The singular and plural numbers and masculine, feminine, and neuter genders of words are fully interchangeable.

- (c) Wherever the term "law" is used, it means all statutes, regulations, and case law, both state and federal, as they are amended. Without limiting the generality of the foregoing, "law" expressly includes all state and federal fair housing statutes and regulations.

STXMLS'S OBLIGATIONS.

3. Subject to the terms and conditions of this Agreement and the STXMLS Policies, STXMLS shall provide one unique user ID and password to each of the Subscribers that is authorized to obtain access to the STXMLS service by virtue of this Agreement or another license agreement; and Individual Participants for which Firm Participant is responsible shall have all rights and obligations of a participant in STXMLS as set forth in the STXMLS Policies. The user ID and password will provide Individual Participants access to all data and functions in the STXMLS Service to which Individual Participants are entitled under the STXMLS Policies. STXMLS makes no warranties, however, that the STXMLS Service will be available at all times. STXMLS may use a third party contractor, determined in STXMLS's sole discretion, to facilitate its responsibilities under this Agreement.

FIRM PARTICIPANT ACKNOWLEDGMENTS.

4. **Modifications to service.** STXMLS may, but is not required to, modify the STXMLS Service, including removing information and making additional information available, and adding and removing system functions. Certain products and services made available in conjunction with the STXMLS Service may be subject to agreements other than this Agreement and may require payment of additional fees.

5. **Editorial control.** STXMLS is not required to, and assumes no responsibility to, review, edit, or exercise editorial control over the STXMLS Database or the Participant Contribution; use of either is subject to the exclusions of warranties and limitations of liabilities set forth in this Agreement. The foregoing notwithstanding, STXMLS may take any steps necessary in its judgment, including deleting the Participant Contribution or portions thereof, to avoid or remedy any violation of law, breach of the STXMLS Policies or infringement of intellectual property right. Additionally, STXMLS shall have the right to alter and/or remove metadata and copyright management information contained in the Participant Contribution.

6. **Conditions of service.** Firm Participant must at all times have an Individual Participant designated for each office. Firm Participant shall ensure that at all times Individual Participants for which Firm Participant is responsible under this Agreement satisfy the prerequisites for participation in the STXMLS Service. The prerequisites are set out in the STXMLS Policies; at present, they include a requirement that Individual Participants either (a) hold a real estate broker's license, be actively engaged in real estate brokerage, and offer and receive offers of compensation from other brokerage firms; or (b) be licensed or certified by an appropriate regulatory agency to engage in the appraisal of real property. Individual Participants must maintain active membership in a REALTOR® association at all times during the term of this Agreement. Subscribers may enter and retrieve active listing information on the STXMLS Service only if Firm Participant offers compensation to or accepts compensation from other principal brokers. Firm Participant and Individual Participant will comply with the STXMLS Policies at all times. Additionally, Firm Participant and Individual Participant will comply with all applicable laws, statutes, ordinances and regulations in performance of their respective obligations under this Agreement, including the Fair Housing Act (42 U.S.C. §3601 et. seq.) and the Americans with Disabilities Act (42 U.S.C. §12101 et. seq.).

7. **Saved Information.** Saved Information may not always be available to Firm Participant and may become available to unauthorized persons. STXMLS is not liable for unauthorized access to or loss of Saved Information. Firm Participant is responsible for retention of any information that may be necessary to reconstruct Saved Information if it is lost or destroyed. To the extent necessary, Firm Participant provides consent to STXMLS to transfer Saved Information to a new system if STXMLS changes its vendor; STXMLS makes no warranties that Saved Information can be transferred.

8. **Disclosure to third parties.** STXMLS reserves the right to distribute to third parties certain information about Firm Participant, including Firm Participant's and Individual Participants' names and business addresses, phone numbers and email addresses. STXMLS reserves the right to distribute to third parties aggregated information about Firm Participant's, Individual Participants, and Other Participants' and Subscribers' use of the STXMLS Service, but not about Firm Participant's or Individual Participants' use specifically.

9. **Disclosure to government.** Firm Participant acknowledges that STXMLS may provide government agencies access to the STXMLS Service at any time in STXMLS's sole discretion.

10. **Priority of agreements.** Firm Participant must enter into this Agreement before any Subscriber may obtain access to the STXMLS Service.

11. **If Firm Participant is an appraisal firm,** Firm Participant acknowledges that certain information in the STXMLS Database, including information about listings currently for sale, may be withheld from Firm Participant and Individual Participants pursuant to the STXMLS Policies.

12. **IDX and VOW data access subject to separate agreement.** Firm Participant acknowledges that access to STXMLS's IDX or VOW database and data feeds can occur only subject to a separate written agreement between STXMLS, Firm Participant and Subscriber, as applicable.

FIRM PARTICIPANT'S OBLIGATIONS.

13. **Use limited.** Firm Participant shall use the STXMLS Service solely for the purpose of selling, listing, leasing, valuing, and appraising real estate, strictly as permitted by the STXMLS Policies. Except as expressly provided in this Agreement and the STXMLS Policies, Firm Participant shall not copy, create derivative works of, distribute, perform, or display the STXMLS Service or any part of it, except the Participant Contribution.

14. **Confidentiality.** Firm Participant shall maintain the confidentiality of its user ID and password. STXMLS issues each Subscriber a separate ID and password, and Participant must not facilitate sharing of passwords among Subscribers. Firm Participant shall ensure that the Subscribers maintain the confidentiality of their user IDs and passwords and that no one but authorized Subscribers obtains access to the STXMLS Service or any part of it. To maintain the confidentiality of all user IDs, passwords, the STXMLS Database, and the STXMLS System, Firm Participant shall take the greater of reasonable care or the care it takes to protect its own confidential information. Firm Participant and Individual Participant shall not make any user IDs, passwords, the STXMLS Database, or the STXMLS System available to any third party, including without limitation affiliates, franchisors, and subsidiaries, unless expressly authorized to do so under this Agreement or the STXMLS Policies. Failure to comply with this provision will result in a significant fine, as set forth in the STXMLS Policies. Firm Participant may disclose information confidential under this Agreement if, and to the extent, the order of a court or other tribunal with jurisdiction requires disclosure; provided however, the disclosing Firm Participant first gives reasonable notice to STXMLS to permit STXMLS to seek a protective order.

15. **Equipment.** Firm Participant shall acquire and maintain all personal computers, modems, data connections, and computer software,

other than the STXMLS Software, necessary for Participant's use of the STXMLS Service.

16. **Participant Contribution.** With regard to any Subscriber making a Participant Contribution to the STXMLS Service, Firm Participant warrants that the information submitted complies with all applicable laws, statutes, ordinances and regulations and the STXMLS Policies in all respects, including with regard to (a) required data fields; (b) format of submission; (c) permitted and required listing types; and (d) procedures for submission. Firm Participant warrants that the Participant Contribution does not infringe or violate any patents, copyrights, trademarks, trade secrets or other proprietary rights of any third party; and that there is no claim, litigation or proceeding pending or threatened with respect to the Participant Contribution.

17. **Subscriber agreements.** Firm Participant shall ensure that each Subscriber who will have access to the STXMLS System or STXMLS Database, enters into a Subscriber agreement with STXMLS. Firm Participant is liable for all fees due under each Subscriber agreement.

18. **Subscriber supervision.** Firm Participant shall ensure that all Subscribers comply at all times with the STXMLS Policies and with applicable laws. Firm Participant is liable for any Subscriber's breach of any agreement between the Subscriber and STXMLS relating to the STXMLS Service or violation of any of the STXMLS Policies as if Firm Participant had committed it.

19. **List of Subscribers.** Firm Participant shall ensure STXMLS has a current list of all of Subscribers; Firm Participant shall inform STXMLS in writing of any change in the Subscribers within 24 hours of the change.

20. **Accurate information.** Firm Participant warrants that the Subscribers have used and will use reasonable care to ascertain the accuracy of the Participant Contribution and its compliance with all laws. Firm Participant shall ensure that any changes to the Participant Contribution are made on the STXMLS System within such time as STXMLS shall provide in the STXMLS Policies. Pursuant to the STXMLS Policies, Firm Participant shall provide to STXMLS all documentation STXMLS requests of Firm Participant to ascertain Firm Participant's compliance with this Agreement.

INTELLECTUAL PROPERTY.

21. **Intellectual Property Election in Participant Contributions.** Firm Participant must select either Option I or Option II in the Intellectual Property Election selection box below. If no election is indicated, then Participant is deemed to have selected Option II.

☐ OPTION I

(a) **Assignment from Participant.** Firm Participant hereby unconditionally assigns to STXMLS all right, title and interest in the Participant Contribution, including, without limitation, any copyrights therein under U.S. and international copyright law; Firm Participant warrants that it has the authority to make this assignment. Firm Participant acknowledges that once it has made the election agreeing to this section, all copyrights in all portions of the Participant Contribution, whether submitted prior to or after executing this Agreement, shall irrevocably vest in STXMLS.

(b) **STXMLS Obligations.** STXMLS hereby grants to Firm Participant a non-exclusive, perpetual, world-wide, royalty-free, license to reproduce, prepare derivative works of, distribute, display, perform and license (including sublicenses through multiple tiers) the Participant Contribution and those portions of the STXMLS Database relating to Firm Participant's listings. STXMLS shall use reasonable efforts to make quarterly registrations of the STXMLS's copyrights in the STXMLS Database; STXMLS shall employ reasonable efforts to detect

and hinder third parties using the Participant Contribution without Firm Participant's permission.

☐ **OPTION II**

(a) **License from Participant.** Firm Participant hereby grants to STXMLS a non-exclusive, perpetual, world-wide, transferable, royalty-free, license to reproduce, prepare derivative works of, distribute, display, perform and license (including sublicenses through multiple tiers) the Participant Contribution. Firm Participant warrants that it has the authority to grant this license.

(b) **STXMLS has no obligations to protect.** Firm Participant acknowledges that: (i) STXMLS makes no grant of license or assignment to Firm Participant of any rights in the STXMLS Database except as set forth in paragraph 22; (ii) STXMLS will make no effort to register the copyrights in the Participant Contribution, and Firm Participant will be responsible for all costs and efforts associated with registration; (iii) timely copyright registration is a prerequisite to suing a copyright infringer, and is necessary in order to obtain certain remedies available under the U.S. Copyright Act; (iv) ***STXMLS will employ no efforts whatsoever to detect or hinder third parties using the Participant Contribution without Firm Participant's permission***; (v) STXMLS will make no effort to secure for Firm Participant the right to use copyright works created by Subscribers or third parties.

22. **Other provisions.** Pursuant to the STXMLS Policies, the PCC shall be a work made for hire by Participant and Subscribers for the benefit of STXMLS, which shall be deemed the PCC's author for purposes of copyright law. If for any reason the PCC cannot be provided as a work made for hire, you agree to assign and hereby do assign to STXMLS all right, title and interest in the PCC, including, without any limitation, any copyrights therein under United States and international copyright law. STXMLS hereby grants Firm Participant a personal, non-exclusive, non-transferable, and royalty-free license during the term of this Agreement to use the STXMLS Software and the STXMLS Database (excluding the Participant Contribution) (collectively, the "Licensed Materials"), only to the extent expressly permitted by this Agreement and the STXMLS Policies and only to deliver real estate brokerage or appraisal services to Firm Participant's bona fide customers. All uses of the Licensed Materials not expressly authorized in this Agreement and the STXMLS Policies are prohibited. Title to the Licensed Materials remains at all times in STXMLS and shall not pass to Firm Participant.

23. **Further Participant warranty.** Firm Participant warrants that (a) the Participant Contribution does not infringe on the copyright or other intellectual property rights of any third party; and (b) Firm Participant has the written consent of any party necessary to provide the Participant Contribution to STXMLS.

24. **Limitations on use by STXMLS.** STXMLS agrees during the term of this Agreement not to license or distribute the Participant Contribution to any third party that is not a real estate brokerage or appraisal subscriber to the STXMLS Service if Firm Participant has indicated in writing its desire to withhold the Participant Contribution from such third party after STXMLS has provided notice of its intention to provide the Participant Contribution to the third party. For purposes of the previous sentence, brokers participating in any MLS in a data sharing relationship with STXMLS that includes an offer of interbroker compensation are subscribers to the STXMLS Service.

FEES AND PAYMENT TERMS.

25. **Applicable fees.** Firm Participant shall pay the fees set forth in STXMLS's official Schedule of Fees, which STXMLS may amend at any time subject to the terms of Paragraph 29.

26. **Payment terms.** Firm Participant shall pay the fees according to the terms set out in the STXMLS Policies.

27. **No refunds.** STXMLS need not refund or pro-rate fees in the event of termination or suspension of this Agreement unless the STXMLS Policies provide otherwise. Initiation fees, if any, are not refundable.

28. **Taxes.** All fees for the STXMLS Service are exclusive of federal, state, municipal or other governmental excise, sales, value-added, use, personal property and occupational taxes, excises, withholding obligations and other levies now in force or enacted in the future and, accordingly, Firm Participant shall pay all such taxes and levies other than any tax or levy on the net income of STXMLS.

29. **Fee increases.** STXMLS may amend the Schedule of Fees at any time at its sole discretion. STXMLS shall provide written notice to Participant at least thirty days in advance of the effective date of any fee increase. If Participant objects to the increase, Participant may terminate this Agreement by written notice to STXMLS at any time before the effective date of the increase.

30. **Fines.** STXMLS may collect fines from Firm Participant and from Individual Participants for violation of the STXMLS Policies by Firm Participant, Individual Participant and Subscribers. Payment terms for fines are set out in the STXMLS Policies. STXMLS may amend its schedule of fines and terms for collecting them at its sole discretion at any time.

TERM AND TERMINATION.

31. **Term.** This Agreement shall commence upon the Effective Date set forth below and shall continue thereafter on a month-to-month basis until terminated.

32. **Termination for breach.** Either party may terminate this Agreement in the event that the other party has not performed any material obligation or has otherwise breached any material term of this Agreement. Any such termination shall become effective upon the expiration of three days after written notice to the breaching party if the breach or nonperformance has not then been remedied.

33. **Termination for breach of STXMLS Policies.** Paragraph 32 notwithstanding, STXMLS may terminate this Agreement if Firm Participant fails to comply with the STXMLS Policies; if Firm Participant violates or is alleged to have violated the STXMLS Policies, this Agreement shall not be terminated in accordance with the terms of this section until any hearing or appeal rights of Firm Participant have expired as provided in the STXMLS Policies. If in STXMLS's judgment, however, a violation or alleged violation of the STXMLS Policies is resulting in a continuing harm to STXMLS or Other Participants or Subscribers, STXMLS may suspend Firm Participant's access to the STXMLS Database during the pendency of any hearing or appeal.

34. **Termination for failure to pay.** In the event Firm Participant fails to pay any fees required under this Agreement, STXMLS may terminate service without being subject to arbitration. In its sole discretion, STXMLS may suspend its performance under this Agreement rather than terminating it, in the event that Firm Participant fails to pay any fees required under this Agreement.

35. **Termination for convenience.** Either party may terminate this Agreement with or without cause, upon thirty days' written notice to the other party.

36. **Events upon termination.** Promptly upon any termination or expiration of this Agreement, (a) STXMLS shall deactivate Firm Participant's and Individual Participants' user ID and password, and Firm Participant and Individual Participants shall have no further access to the STXMLS Service; (b) Firm Participant shall purge all copies of the STXMLS Software and the STXMLS Database (except the Participant Contribution) from Firm Participant's personal computers, and shall cause Individual Participants and Subscribers to do the same; and (c) all licenses granted hereunder, except the license to the Participant Contribution in

Paragraph 21 Option I(b) and Paragraph 21 Option II(a), if any, shall immediately terminate.

37. **Effect on Subscribers.** In the event of any termination or suspension of this Agreement, upon STXMLS notice to Subscriber, STXMLS may in its sole discretion suspend Subscriber access to STXMLS System or terminate Subscriber license and access agreements. If STXMLS does not exercise its right to suspend Subscriber access to the STXMLS System or terminate Subscriber license and access agreements, the Subscriber license and access agreement shall continue in force with the intellectual property option selected by Firm Participant in the terminated agreement.

DISCLAIMER, LIMITATION OF LIABILITY, AND INDEMNIFICATION.

38. **DISCLAIMER OF WARRANTIES.** STXMLS PROVIDES THE STXMLS SERVICE AND ALL COMPONENTS OF IT ON AN "AS IS," "AS AVAILABLE" BASIS. USE OF THE STXMLS SERVICE AND THE INFORMATION AVAILABLE THROUGH THE STXMLS SERVICE ARE AT THE SOLE RISK OF FIRM PARTICIPANT. THE STXMLS AFFILIATES DO NOT WARRANT THAT THE STXMLS SERVICE WILL BE UNINTERRUPTED OR ERROR-FREE, AND THE STXMLS AFFILIATES MAKE NO WARRANTY AS TO THE ACCURACY, COMPLETENESS, CURRENCY, OR RELIABILITY OF ANY INFORMATION AVAILABLE THROUGH THE STXMLS SERVICE. THE STXMLS AFFILIATES EXPRESSLY DISCLAIM ANY AND ALL WARRANTIES WITH RESPECT TO THE STXMLS SERVICE AND THE INFORMATION AVAILABLE THROUGH THE STXMLS SERVICE, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The STXMLS Service may contain hyperlinks to web sites operated by parties other than STXMLS; STXMLS does not control such web sites, is not responsible for their contents, does not endorse the sites or contents, and may have no relationship with the sites' operators.

39. **LIMITATIONS AND EXCLUSIONS OF LIABILITY.** NONE OF THE STXMLS AFFILIATES SHALL BE LIABLE TO FIRM PARTICIPANT OR ANYONE ELSE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES THAT RESULT FROM THE USE OF, OR INABILITY TO USE, THE STXMLS SERVICE, INCLUDING RELIANCE BY ANY SUBSCRIBER ON ANY INFORMATION OBTAINED THROUGH USE OF THE STXMLS SERVICE; MISTAKES, OMISSIONS, DELETIONS OR DELAYS IN TRANSMISSION OF SUCH INFORMATION; INTERRUPTIONS IN DATA CONNECTIONS TO THE STXMLS SERVICE; AND VIRUSES OR FAILURES OF PERFORMANCE; WHETHER CAUSED IN WHOLE OR PART BY NEGLIGENCE, ACTS OF GOD, DATA CONNECTION FAILURE, OR THEFT OF, DESTRUCTION OF, OR UNAUTHORIZED ACCESS TO THE STXMLS SERVICE AND RELATED INFORMATION, RECORDS AND PROGRAMS.

40. **MAXIMUM AGGREGATE LIABILITY.** IN NO EVENT SHALL STXMLS BE LIABLE TO FIRM PARTICIPANT FOR ANY AMOUNT IN EXCESS OF THE GREATER OF (A) THE FEES PARTICIPANT HAS PAID STXMLS, IF ANY, IN THE YEAR IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO ANY CLAIM FOR DAMAGES; OR (B) \$100.

41. **Indemnification.** Firm Participant shall defend, indemnify and hold the STXMLS Affiliates and Other Participants and Subscribers harmless from and against any and all liability, damages, loss or expense (including reasonable fees of attorneys and other professionals) in any claim, demand, action or proceeding initiated by any third-party against the STXMLS Affiliates or Other Participants and Subscribers arising from any acts of Subscribers, including (a) putting inaccurate information into the STXMLS Service; (b) making unauthorized use of Subscriber's password; (c) making unauthorized use of the STXMLS Database; (d) infringing any proprietary or contract right of any third party; (e) breaching any term of this Agreement; and (f) violating this or any other Agreement or any law.

42. **Acknowledgment.** Firm Participant acknowledges that STXMLS has set its fees and other charges in reliance on the disclaimers of warranty and limitations and exclusions of liability set forth in this Agreement and that the same form an essential basis of the bargain between the parties.

DISPUTES AND REMEDIES.

43. **Injunctive relief.** Firm Participant acknowledges and agrees that the STXMLS Software and STXMLS Database are confidential and proprietary products of STXMLS and that in the event there is an unauthorized disclosure of them by Firm Participant, no remedy at law will be adequate. Firm Participant therefore agrees that in the event of such unauthorized disclosure of STXMLS Software or STXMLS Database, STXMLS may obtain injunctive relief or other equitable remedies against Participant in addition to all available remedies at law, without any showing of actual damages or posting any bond or security of any kind.

44. **Dispute resolution.** In the event STXMLS claims that Firm Participant has violated the STXMLS Policies, STXMLS may, at its option, resolve such a claim according to the disciplinary procedures set out in the STXMLS Policies, provided MLS does not also base a claim that Firm Participant has breached this Agreement on the same facts. Except as provided in this paragraph and in Paragraph 34, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association ("AAA") under its Commercial Arbitration Rules, including the Expedited Procedures where applicable, the Optional Procedures for Large Complex Commercial Disputes where applicable, and the Optional Rules for Emergency Measures of Protection (collectively, the "Arbitration Rules"). Judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction over the parties. Unless all parties to the dispute agree otherwise, any arbitration hearing or proceeding hereunder shall be held in Nueces County, Texas, except that it may be held by telephone where the Arbitration Rules expressly so permit. Firm Participant agrees to submit any disputes or claims under this Agreement not subject to arbitration to the jurisdiction and venue of the state and federal courts sitting in Nueces County, Texas.

45. **Liquidated damages.** Firm Participant acknowledges that damages suffered by STXMLS from access to the STXMLS Service by an unauthorized third party as a result of disclosure of Firm Participant's password or an unauthorized disclosure by Firm Participant of the STXMLS Database to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to STXMLS to enter into this Agreement with Firm Participant, Firm Participant agrees that (a) in the event that any disclosure of Firm Participant's or Individual Participants' password results in access to the STXMLS Service by an unauthorized third party, regardless of whether such disclosure is intentional, negligent or inadvertent, Firm Participant shall be liable to STXMLS for liquidated damages in the amount of \$5,000 (or the amount established in the STXMLS Policies, whichever is greater) and termination of this Agreement; and (b) in the event that Firm Participant makes unauthorized disclosure of any portion of the STXMLS Database to any third party, Firm Participant shall be liable for liquidated damages in the amount of \$5,000 (or the amount established in the STXMLS Policies, whichever is greater) for each real estate listing disclosed and termination of this Agreement.

46. **Legal fees.** In the event of legal action or arbitration between STXMLS and Firm Participant, or STXMLS and any Subscriber, on account of or in respect to this Agreement, the prevailing party in such action or arbitration shall be entitled to recover its reasonable attorneys' fees, costs and expenses incurred in such action or arbitration. If STXMLS is the prevailing party in an action against a Subscriber, Firm Participant shall be obligated to pay these costs on the Subscriber's behalf.

MISCELLANEOUS.

47. **No third-party beneficiaries.** This Agreement is entered into solely between, and may be enforced only by STXMLS and Firm

Participant, and this Agreement shall not create or be construed to create any rights in any home owner, home seller, home purchaser, board or association, or other third party.

48. **Interpretation and amendment.** Firm Participant expressly consents to the execution of amendments by electronic means (such as web site "click through" agreements). STXMLS may amend this agreement by providing 30 days' advance notice of the amendment to Firm Participant. If Firm Participant or any Subscriber continues to use the STXMLS Service or STXMLS Database after the expiration of the 30-day notice period, Firm Participant will be deemed to have agreed to the terms as amended. Except as provided in this paragraph, this Agreement may not be amended except by written instrument executed by both parties.

49. **Assignment.** Neither this Agreement nor any obligations or duties hereunder may be assigned or delegated by Firm Participant. Any purported assignment in contravention of this section is null and void.

50. **Integration and severability.** This Agreement contains the entire understanding of the parties and supersedes all previous oral and written agreements on the subject hereof. 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. 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. The foregoing notwithstanding, if any provision of Paragraphs 38 through 42 is declared invalid or unenforceable by any court of competent jurisdiction, this Agreement and Firm Participant's access to the STXMLS Service shall immediately terminate.

51. **Governing law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Texas applicable to contracts made and performed in Texas, without regard to its conflicts of law and choice of law provisions.

52. **Notice.** Any notice required or permitted to be given under this Agreement shall be in writing and delivered via (a) U.S. Mail, postage paid and return receipt requested; (b) express mailing service with confirmation of receipt; (c) facsimile transmission, provided sender obtains confirmation of transmission; or (d) electronic mail, provided sender requests a return receipt. All notices are effective on the date of receipt or three days after transmission, whichever is earlier.

Having read this Agreement, the parties express their will to be bound by its terms by setting their signatures below.

South Texas Multiple Listing Service, LLC

Firm Participant

Signature

Firm Participant name

Print name

Signature of principal

Effective Date

Print name of principal