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RESPONDENT'S EXHIBIT 33

White House Chief of Staff Announcement

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Obama ROSE



April 19, 2010

An hour with Rahm Emanuel, White House Chief
of Staff

**RESPONDENT'S
EXHIBIT 34A**

Charlie
rose



April 19, 2010

An hour with Rahm Emanuel, White House Chief of Staff

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Running time: 57min

The Charlie Rose Show

April 19, 2010 Monday

SHOW: THE CHARLIE ROSE SHOW 11:00 PM EST

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POLITICS PLACE DEPT
PROGRAM OF ELECTION

An Hour with "The Enforcer"

BYLINE: CHARLIE ROSE

GUESTS: Rahm Emanuel

SECTION: NEWS; Domestic

LENGTH: 9512 words

HIGHLIGHT: Tonight, Rahm Emanuel for the hour, the chief of staff to the president of the United States.

CHARLIE ROSE, HOST: Welcome to the broadcast. Tonight, Rahm Emanuel for the hour, the chief of staff to the president of the United States.

(BEGIN VIDEO CLIP)

CHARLIE ROSE: Why did Barack Obama want you?

RAHM EMANUEL, WHITE HOUSE CHIEF OF STAFF: I think I'm the fundamental core. He had a robust legislative agenda and knew I had been on both sides of Pennsylvania Avenue.

Second, he knew I was going to always have his back as his chief of staff, and that I will go through walls to help get what the president wants done. And somebody that had been in politics as both a member of Congress but also been in the White House and knows the kind of rhythm of the White House.

And fundamentally that I was going to be loyal to him and give him unvarnished assessment of what I think the tradeoffs and the equities that you're constantly weighing.

Remember, in the White House, Charlie, as I always describe it, there are only two types of decisions -- bad and worse, and immediate and emergency. And that's the grid they're on.

(END VIDEO CLIP)

CHARLIE ROSE: Rahm Emanuel for the hour, next.

CHARLIE ROSE: White House Chief of Staff Rahm Emanuel is here. He is considered one of the most influential chiefs of staff in a generation. He has been called many things, including "The Enforcer," "The Chief," "a virtual prime minister," or "Obama's Dick Cheney."

His larger-than-life personality is well-known in Washington. He served the Clinton administration and then was a powerful member of Congress. One friend said about him "If you could sum up Rahm Emanuel, it would be -- big ideas, big mouth, big heart, little finger."

Rahm Emanuel meets with President Obama at the beginning and end of each day and spends lots of time in the Oval Office. His influence is felt in both the domestic and foreign policy.

This week President Obama begins a major push to overall the country's financial regulations. He will speak in New York on Thursday. Senate Democrats plan to bring their bill to the floor later this week.

I am pleased to have Rahm Emanuel back at this table.

Financial reform. You'll get Republican votes?

RAHM EMANUEL: Yes. I think it will be bipartisan, because I think people realize, Charlie, that while it's been 14 months, 12 months, and there are still damages from that crisis, that you have a financial system over the last 20 years that raced ahead of where the regulatory system was. And it's our responsibility to get that regulatory system in place to deal with where the market went.

And one example of that is derivatives. You have a multitrillion dollar section of the financial marketplace without a regulatory agency body that oversees it. The goal -- take it from the shadows, bring sunshine to it, transparency, and standardization. If we do that, we'll have done something significant.

I mean, Warren Buffett, who you've had on this show, has talked about derivatives as kind of the equivalent of a nuclear bomb in the financial sector. There's no entity that's responsible for regulating it or bringing a level of standardization and transparency. That's what this reform is about.

I think it's Thursday the president is going to be up in New York to give a speech at Cooper Union where he in March of 2008 had given a speech on the necessity and -- of the necessity of the financial reform, but why you need to do it and what it needs to look like.

And it was as important then as it is today, and I'm confident that people will see the necessity to pass the legislation.

CHARLIE ROSE: And you will have bipartisan support even though you didn't have in the committee?

RAHM EMANUEL: Yes. The committee, there was -- Senator Dodd, as I understand it, offered the Republican the opportunity to have amendments. They said they didn't want to. They were going to reserve that right to do it on the floor, so they passed it out in voice vote in 15 minutes.

But there were a lot of discussions, a lot of good discussions have happened. Now you know Senator Shelby at one point was negotiating with Senator Dodd and then Senator Corker.

But I'm confident we'll have bipartisan support because I think people -- Republicans realize that the regulatory structure that we have today is not up to the task of where the market is. And the economy needs that if we're going to have the type of foundation the president talked about to have a sustainable growth in our economy, to have the right type of regulatory oversight as well as transparency that is so essential to so people know our markets are important (ph).

And let me say one thing. This is important for America's leadership in the world. We lead in the financial sector. It's one of these parts in the economy we lead. But if people don't trust our market, we can't maintain that leadership.

That's why this regulatory reform is not against Wall Street. It's fundamentally in the interest of the economy. Wall Street, though, has advanced beyond regulatory supervision, and we need to catch up in a way that ensures that we don't have the crisis we had in the past and we're prepared for future ones.

CHARLIE ROSE: The banks have been lobbying hard against derivatives.

RAHM EMANUEL: Yes, they have.

CHARLIE ROSE: The Republicans have been up here raising money and talking about it, accusing the president of playing politics. Conventional wisdom says the toughest things are derivatives and the consumer agency inside the Federal Reserve.

RAHM EMANUEL: That's two of them. But without a doubt those are in the top three or four issues.

But here's -- I don't want to have to just repeat what I said about the derivatives, but I take it if you look at this, this is an area that just a few years ago was a minor part of the market, and when I say a few, the last ten years it has exploded in scope, scale, and size. And yet nobody knows what's going on.

It happens in the shadows of the financial industry in sectors. It is unhealthy to not bring that on to some platform with some standardization and some transparency. Even people in the industry believe that should happen.

Now, there's -- the devil is in the details, people want to protect the privacy of end users. But bringing that transparency, bringing that standardization is essential to not just the past, but to ensure that we don't have the type of crisis in the future.

The consumer office is also a big deal, but the banks have decided to fight these two. I think it's in their interest to make sure that this legislation is comprehensive in both those places.

CHARLIE ROSE: So what's the impact of the SEC's complaint against Goldman Sachs on financial reform, and what argument are you making?

RAHM EMANUEL: Well, it's essential to make one point. One is it's an independent agency, acted independent. We had no knowledge of what they had done.

Third, it's out there. I believed, as the president did in March, 2008, we needed financial regulatory reform. Everybody saw the implications of how the financial system when it went off the tracks took the economy with it. You need to get those reforms today regardless.

CHARLIE ROSE: How was it that "The New York Times" knew about this before Goldman Sachs did, the filing of the complaint?

RAHM EMANUEL: I have no idea.

CHARLIE ROSE: And that soon thereafter there was, literally within an hour or so the White House was -- in terms of information coming from the White House --

RAHM EMANUEL: I can tell you, everybody at the White House found out like everybody else -- when it hit the news.

CHARLIE ROSE: When it hit "The New York Times?"

RAHM EMANUEL: No, when it hit the news, it is -- the SEC is an independent agency, operates independently. Nobody at the White House knew anything ahead of anybody else.

CHARLIE ROSE: And what does it say to Wall Street?

RAHM EMANUEL: Well, I think you've got to ask people on Wall Street what it says. But the SEC moved. They conducted their investigation. They brought this there. I think that Goldman will obviously make their counter.

But I think what's more important is not this particular case or what SEC did. The need for this reform has existed for over a year.

CHARLIE ROSE: But does the Goldman Sachs complaint make the case for reform easier?

RAHM EMANUEL: Does it make it easier? Look, the same forces that were opposed to it are still opposed to it. They're the same forces that have been hiring people to try to prevent the legislation or weaken parts of it are still going to do that.

I believe that we're going to get this legislation done because I think people realize that not doing it is worse and bad for the economy and bad for America's leadership and bad for making sure that we prevent future crises.

You know, I can't judge everybody, how they're going to act in the Senate. I'm confident as I was last time we talked we will get financial reform because people -- the time from the last crisis is not so far back in the rearview mirror people can't remember the consequences.

CHARLIE ROSE: All right, let me move to health care. What's the significance of passing it?

RAHM EMANUEL: There's multiple significances. Let me start from the meta -- or let me start from the particular. For individuals -- I mean, look today. United Health announced, the insurance company, they're going to allow kids up to the age of 26 to stay on their parents' insurance policy so they get coverage.

A lot of kids coming out of college or going on to work don't have health care, but now they're going to be able to stay on their parents'. That was one of the insurance reforms. United Health decided to get ahead of

it. It's coming online a couple months from now. They decided to do it early. That's a deliverable for people. So it's a particular.

Seniors this year will get \$250 so they can buy -- who kind of have used up as part of the prescription benefit, they'll get another \$250 so they can buy in that doughnut hole where the gap exists in coverage.

Three, there will be other parts of insurance reform so insurance companies cannot discriminate on preexisting conditions. Those reforms will kick in.

Then on the meta, if I wanted to talk about it, two issues I would also explore, what it means. You actually have the first real reform of Medicare so we can control costs. I've always somewhat described this as entitlement reform in a health care box.

And lastly, it says to the world, which was quite clear the other day when 52 leaders from around the world showed up for the nuclear terrorism conference, that a superpower like the United States can once again do big things.

CHARLIE ROSE: It would change the perception -- health care changed the perception of the president around the world?

RAHM EMANUEL: Oh, there's no -- yes. That's not the reason you do health care. You did health care so we can control costs, change the incentives in the health care system, expand coverage, give people choice in the system.

There was a residual benefit or an extra benefit in addition that no doubt showed the president has the capacity, given how much political capital he spent in it, that he also on the international arena people saw that the power that came to that because of the success.

And every success begets another success, which is what happened with also the reform of the higher education system that was part of that legislation. And it's given a forward momentum now to also deal with financial reform.

CHARLIE ROSE: But you also went there before you had everybody come to Washington, you also went to Russia, to Prague, to sign --

RAHM EMANUEL: The START treaty.

CHARLIE ROSE: Yes, and they took notice of health care's success.

RAHM EMANUEL: Well, yes.

CHARLIE ROSE: And their perception of Barack Obama as a leader?

RAHM EMANUEL: There's no doubt about it. America's leadership around the world has, without a doubt, been restored. A lot of leaders had noted to the president it's nice to have America back in that place of world leadership.

He set out the goal of reducing our nuclear arms arsenal, but doing in a way that was responsible to protect America. We reached a comprehensive treaty with the Russians.

It also gave us momentum to bring -- we had more world leaders -- we had the most amount of world leaders here in the United States since the U.N. was first chartered in 1947 in San Francisco.

There is that benefit that's not -- it's an additional benefit, the core issue, which is what drove the president to put so much political capital, was to finally get health care costs under control and provide people coverage and also the type of insurance reforms that had not existed before.

CHARLIE ROSE: What are the lessons you've learned, because people argue you lost your narrative, you lost your message?

RAHM EMANUEL: We should have done this, we should have done that. There's a lot of analysis, there's a lot to learn even in successes. You learn mainly sometimes from failure, but there's a lot to learn from successes.

Every president has tried to do universal health care because of the complexity. I mean, President Obama's a very good communicator. President Clinton's a very good communicator.

Given the complexity, both of them -- one succeeded, the other didn't -- but at some point in that process of trying to pass it lost control of quote/unquote "the narrative." And that tells you how complex it is.

It also tells you the amount of courage and commitment and fortitude and strength the president had to see this through in working with the partners in Congress to getting it done.

That said, there were choices made that were the right thing for getting it done, and I think people will see that while the process was quote/unquote -- they didn't like it from a viewing standpoint, the product is incredibly successful product in achieving the goal of controlling costs, which is one of the president's core objectives.

And I think other thing is also -- you take away certain lessons about how you want to work with Congress, how you want to keep a dialogue with the American people and carry them through a process and a story, and also of the role of the president and what he can do in shaping opinion and making a connection with Americans.

All that comes into play as we work through other issues.

CHARLIE ROSE: And was there a crucial moment in the Oval Office where the president said "I hear different people saying let's take a half loaf, let's go piecemeal, we'll do it a little bit now and make sure we get it."

Was there a moment in which the president said stop this talk, we're going for the whole thing, we're going for the vote, and this is it, and we'll live or die by the results? A moment?

RAHM EMANUEL: A moment, no, because there's not -- there's a series of conversations.

But as you know, Charlie, I had advocated to the president at some point, I said, you know, you've got to -- which is what he wants out of a chief of staff -- look at all your options. What you have to do, what you're trying to do. What are the other things that you're also trying to get done?

And that says something about him that he wants a diversity of opinion. He looked at that, but knows that if we didn't do it now, this opportunity will never come again. And he was willing to put as much political capital as it took to see it through from beginning to end.

It says something about his character, his fortitude, his determination.

You could have done something different, gotten some of the accomplishment but not all of it. But he meant to get and lay a foundation. What does that mean? Getting Medicare costs under control, getting health care reforms so you have incentives where you pay for quality not quantity, giving people who don't have access to the system coverage, giving people who were being basically held hostage by insurance companies the opportunities, just like I told you United Health now for the first time will enable young kids to stay on their parents' plans until the age of 26.

That comprehensive reform had been tried before. People had done different things, backed up to do Medicare, whatever. It says something about him. He wanted, a, an honest assessment, b, he took all that in, and said this is the once in a lifetime we have. If we don't do it now we can't ever come back.

And it says something about his character and his strength and determination to see something through from beginning to end.

CHARLIE ROSE: So when you look back on the process, what would be your own personal criticism of where we went wrong or where we went right?

RAHM EMANUEL: Were we -- look, first of all, we succeeded.

CHARLIE ROSE: You did, absolutely.

RAHM EMANUEL: So there's a lot of roads and a lot of bends in the road.

CHARLIE ROSE: But you learn from success as well as failure?

RAHM EMANUEL: Right. And we also had great partners in Speaker Pelosi, the Senate Majority Leader Harry Reid, and the committee chairman. I think there are some things you could say you want to do different. You contrast, as I have, between '94 and here. There are certain things that were done differently.

I personally -- unlike '94. In '94, Senator Chafee, the Republican from Rhode Island, had 32 Republicans on the bill that matched almost President Clinton's at that time, and the big debate was between an individual mandate versus an employer mandate.

The irony of today, to give you by example, Senator Chafee had an individual mandate. The Democrats at that point had an employer mandate. There was no compromise.

This bill, the one that President Obama just passed, has the individual mandate, which was the cornerstone of Senator Chafee's bill. And the lawsuit that the Republican, some are talking about today is about what divided people in '94 in which the Republicans had proposed.

Now, I go back and we made certain things right. The president's speech to the joint session happened towards the end rather than Clinton at the beginning.

CHARLIE ROSE: State of the Union.

RAHM EMANUEL: We brought certain constituency groups in from doctors, nurses, the AARP as well as other providers in to be part of the process. The president met with them early on in the Roosevelt Room to be part of this reform process. That had not happened in '94.

Also, the bipartisan meeting at the Blair House that the president organized was modeled after the successful one President Clinton did on welfare reform. Those are some of the things we learned.

We also gave Congress a bigger role to play in this than it was in '94. And at the end of the day, for all the things that people would say about the blemishes, was the right thing to do because at the end of the day it proved in their buy-in was important to the success.

CHARLIE ROSE: So tell me what you think has happened politically in the country in which health care became a rallying cry for the tea party and other people who oppose the administration?

RAHM EMANUEL: Well, there is a bigger debate going on. Health care -- you can't just take it away from --

CHARLIE ROSE: It these do with government and the role of government.

RAHM EMANUEL: But it also has to do with what's going on in people's lives. Charlie, you shouldn't forget this. In the last eight years, prior to President Obama's election, median household income in this country declined by \$2,200. We haven't had a decade like that -- \$2,500.

Second of all, median household declined, the price package and income packages for certain people working in the financial sector and other sectors and CEOs grew exponentially. There was a real division.

And yet when this crisis came, where they saw their government had failed, the financial industry in its role had failed, both had failed, leaders elected to do something either in the corporate side or on the regulatory side had not matched up. They were asked even though they saw their incomes dropped, they were asked to bailout the financial sector, and yet they were under tougher economic times.

And the president did, early on, the right things it took to stabilize the financial industry, to put the economy on the right recovery, to stabilize the auto industry, all things that weren't popular. And then you had health care on top of that.

And people's own sense was -- and because the benefits of it are -- well, the debate was the economy hadn't yet recovered -- the benefits of health care kind of start to come online now.

And so for the American people, they had seen a government that had not lived up to its task. It was a philosophy of no regulation, so therefore there was no oversight of what was going on, had failed to monitor and police Wall Street and the financial sector as a whole. Leaders in Wall Street had acted with a certain sense and performed that didn't live up to their responsibilities.

CHARLIE ROSE: So do you see this as simply that the president heard a whole bunch of problems --

RAHM EMANUEL: Well, he did.

(LAUGHTER)

CHARLIE ROSE: I agree.

RAHM EMANUEL: A set of problems and a set of policies that led to those problems.

CHARLIE ROSE: And it had to do, the emergency that was necessary, and therefore a perception of him developed and his administration developed so that people were hurting and they look for someone to blame, and they said it's this administration rather than a previous administration?

RAHM EMANUEL: No. I mean, they have -- they don't hold the previous administration harmless in what they think happened, and choosing the policies between the two administrations, they clearly would choose the direction we're on.

But health care came at an end of -- or in the middle of a series of actions that we had to take to resolving the set of crises, be they both financial and economic, and that involved a debate about the role of government. Now, that debate has been going on since day one.

CHARLIE ROSE: Yes.

RAHM EMANUEL: OK, the accusation about President Obama is pretty similar to what they called -- they called Roosevelt a socialist. They said that President Kennedy was threatening America. They tried to delegitimize President Clinton, all in periods of time of great economic anxiety.

So those charges aren't new, the role of government. That's why the debate about health care in a bizarre way is -- on the public option-- and there was a debate, and I understand why Democrats wanted it -- was in a period of time that people had skepticism of government. And that's a hard thing to basically manage your way through.

But remember -- you can go farther back, but just to use Roosevelt, Kennedy, and President Clinton, all these people faced similar accusations about their policies because it's about an interpretation of what the proper role of government.

Let me make one last other point, Charlie, if I can. There are two debates going on within both parties. It used to be a debate between Republicans who believed in small government and Democrats who believed in big government. That was how the debate got framed, even though that really didn't capture it all.

The Republicans have a descending wing as the small government wing. A lot of those senators have retired or leaders have retired. The ascending wing is a lot of people in their party don't believe there's a role for government. When it came the financial scandal, they would have let it go. They don't see a role for the government in solving some of the problems.

In our party, we have a debate between those who believe in big government, still have people that believe in that, and probably what I would describe President Obama's view is effective government. It's not big or small. It's whether it does its job and does its job well.

And that is a debate about government that's happening within both parties at this point. And one is on the ascent and one is on the decline in both parties.

CHARLIE ROSE: In the Democratic Party that gave him the nomination, where do you think they were what they expected of him on the role of government?

RAHM EMANUEL: Well, I don't think they -- I don't think they went into the voting booth or decided to mail in their ballot with a sense of his vision of the role of government. They went in with his sense of who he was as a leader, a set of policies that he brought to the table, and what he wanted to do to change the policies that George Bush had put in place and what the consequences of those policies, whether that was on the financial scandal, the financial meltdown, the economic recession, or the fiscal crisis the country was left in, and also around the world, the position America was in.

Remember, you inherited, because of a set of policies and decisions made, a great deal of economic -- an economy that was in deep recession, the worst since the Great Depression, a financial meltdown where the

financial sector was basically on its belly, a fiscal condition of the country that was probably the worst it's ever been, two hot wars going on, one in Iraq and Afghanistan, and a diminution of America's power that you hadn't seen in a long time.

Now, I think America has restored its place in the world as seen last week and its authority in the world as seen both by how Russia and China now have agreed work with us within the United Nations, the START treaty that's negotiated with the Russians, the ability of America to put an issue on the table where 52 world leaders came here to work with the United States in its leadership role on nuclear terrorism.

And also we have -- are in the middle of the process. We stabilized the financial sector so it can start lending again to the economy. We've reversed the job loss that was happening. And we're now beginning to put our fiscal house in order. And we're just at the beginning of each of those in turning the sections around.

But nobody should underestimate the situation the country was in just 14 months ago that he inherited with Congress, that stepped up to the plate to do what was important.

CHARLIE ROSE: And your argument is that we had to do everything we tried to do because you're never more popular than the moment that you're elected, and that's the time to use your political currency?

RAHM EMANUEL: Well, the president's view and one I one hundred percent agree that you have a moment in time to put in place what you think is important to do. He didn't want to have a presidency that rested on a lead and -- or a majority, or a popularity, for a better way of putting it.

And he was willing to spend his political capital to get something done, as was shown not only in the health care -- let's just take the auto industry. That wasn't a popular decision. Not one he wanted to do, Charlie. But he got a set of concessions out of General Motors, its suppliers, and labor and its bankers that that people only dreamed of.

We did that last year. The public was not happy about it. If it was up to them they would have seen GM gone. The president made a decision with his economic team that wasn't good for the country.

This week they're going to pay back their debt, and we believe they're going to -- and they're going to file for an IPO. And we think over a period of time we're going to get every penny back. And people have their jobs to boot. And that's good for this --

CHARLIE ROSE: And some of the rescue money will make a profit for the government.

RAHM EMANUEL: Yes. And those were tough decisions. You wouldn't do them based on popularity, but they were good for the country.

CHARLIE ROSE: Help us all understand where you think the president's political philosophy is.

RAHM EMANUEL: He is a pragmatist. He is not wedded to a philosophical or ideological bent. He sees government as a tool for an affirmative force by mainly setting the rules and letting the private sector operate within those rules.

That would be like how you see the financial sector. Without proper regulation, without proper oversight, and without appointing good people, a marketplace can't work. Not to dominate, not to control. Set the rules of the road and let people operate within that.

I think -- his philosophy, I see him fundamentally as a pragmatist. I don't think it's one that's ideological in the sense of left, center, or right. He has adopted ideas that are -- and policies from Republicans. He has done that from Democrats.

His question isn't about left or right, it's whether it moves us forward or not. No other -- I don't think a Republican president could have done what the president did in demanding the changes he demanded from the auto industry in the sense of a work-out.

CHARLIE ROSE: You needed the unions to be involved.

RAHM EMANUEL: You needed the unions to agree to certain concessions. Would you call that left, right? No. I would say he made a decision about what's good for the country.

CHARLIE ROSE: But where do you think this perception in the country came from that is fueling the tea party? Is it just that? That he did these things? Because George Bush did some of the same things.

RAHM EMANUEL: No.

CHARLIE ROSE: Well, in terms of the bailouts.

RAHM EMANUEL: But a classic example. Let's just take auto industry. The president demanded concessions if they're going to get money. George Bush wrote a \$20 billion check with no concessions. There was a fundamental difference. There's a fundamental difference.

On health care, President Bush said everybody has health care -- there's emergency rooms. President Clinton said that's not good enough.

And it's borrowed a set of ideas. Let me just walk through this, because I think this is illustrative in the sense of his philosophy. The idea of the med-pac with authority as it relates to Medicare and Medicaid was an idea proposed by the Republicans in 1997, dropped in the Balanced Budget agreement, required by this president.

And trust me, a lot of people didn't want to do it. He demanded it, otherwise there wouldn't be a bill. The exchange, the notion came out of Mitt Romney's health care legislation in Massachusetts. The idea of the individual mandate was the idea first proposed by Republicans going back to Senator Chafee in the 1994 bill.

The idea of these kinds of game changers, paying for quality rather than quantity -- it doesn't have a philosophical bent, but it's something Republicans did.

That to me is one of the great ironies of this debate and it will be something I will mentally debate among myself how that happened. But the core ideas that made up this health care bill, because it's fundamentally based on the health care system we have today and private delivery and private insurance companies, how that got described as socialist when the core ideas were all ideas advanced by Republicans over the last 20 years.

CHARLIE ROSE: How deep do you think the anger is in the country?

RAHM EMANUEL: Well, I think it's deep because I think that there's a lot of factors that go into that, Charlie, principally on the areas of the economic anxiety that's out there. And we're in the middle of a severe economic transition.

CHARLIE ROSE: Can anyone make an argument if you've just focused on the economy we would we have a better economy today?

RAHM EMANUEL: I don't think that -- I don't we'd have a better --

CHARLIE ROSE: And less unemployment?

RAHM EMANUEL: I don't think -- if there's a bit to the recovery right now or turnaround, I don't think it would be in a stronger position.

And the president's reason for doing health care reform, access to higher education and all the changes, the financial reform of Wall Street that we're talking about now, and then energy were all part of a speech he gave on a new foundation.

CHARLIE ROSE: At Georgetown.

RAHM EMANUEL: Right. And so that question he said and the goal he set out was, we can go from every bubble you want to every bust you want, or we can lay a new foundation down that has a level of economy where you're not on health care spotting the opposition \$1 trillion of over-expenditure.

We don't have doubts about the marketplace and the way it works in the financial system. We don't have an education system that prices out the middle-class from the American dream. And we don't have an energy policy that keeping our dependence on the Middle East, and we don't create a new industry here of green technology and green jobs.

Those are the challenges that he's met head on. And I believe when this year is up you'll see he's made progress on all four of them.

CHARLIE ROSE: Is the Democratic Party in trouble in the election coming up?

RAHM EMANUEL: Yes, it's got challenges. But --

CHARLIE ROSE: Will it lose the Congress?

RAHM EMANUEL: Anybody that tells you that doesn't know what they're talking about, because you couldn't answer that at this time in April. When I was chair of the DCCC I would never have said that.

CHARLIE ROSE: Unemployment is at 9.5 percent or 10 percent?

RAHM EMANUEL: I think key factor, while unemployment is important, is also about what people think about the economic future. If they think the economy and the future is getting better and we make this a choice about what led into the -- led us into the worse recession and the set of policy choices we made to help lead us out of it, I think we have a chance of turning this election around.

CHARLIE ROSE: And can he turn the anger around?

RAHM EMANUEL: Look, there's legitimate reasons for the anger out there. Nobody should kind of look at it and -- there's a -- when the middle-class in this country has seen their incomes lost and their costs of living go up and the sense of those who were at the top act with the sense of irresponsibility that led to the worst economic crisis, and yet it is the hard-working middle-class that are required to bail it out, there's a reason for that frustration and it's totally legit.

And if anybody thinks it's just kind of being pumped up, they don't get it. They don't understand that type of anger.

CHARLIE ROSE: You've got to be listening to the people.

RAHM EMANUEL: You have. It's a representative democracy. They have a voice to be heard, too and they shouldn't be dismissed. There's a legitimacy there.

That doesn't take elected leaders off the hook. When you have that role of leadership you have a responsibility to make sure that we have a proper debate and don't encourage that anger to drift off into something that's ugly, as we saw on this 15-year anniversary in Oklahoma.

Everybody in elected position regardless of party has a responsibility. Now, there's a legitimacy to people's frustrations, legitimacy to people's anger, but those who are in elected office or in public office regardless of party and regardless of position have a responsibility to let disagreements flourish and let them go without letting that disagreement become something and touch something on the darker side.

CHARLIE ROSE: Let me turn to foreign policy.

RAHM EMANUEL: Everybody's accountable.

CHARLIE ROSE: Everybody.

RAHM EMANUEL: Everybody, including the media.

CHARLIE ROSE: And how do you think the media's done?

RAHM EMANUEL: How much time we got here?

CHARLIE ROSE: Are you angry about the media? Do they fuel the fire, whether it's talk radio on the one hand, or --

RAHM EMANUEL: Charlie, I don't think the media is monolithic, so I couldn't have a conversation that says "the media." It's not a monolithic thing. I think there's a level of -- I think sometimes the media doesn't act with the full responsibility that comes with the position. But that's just a different show, a different time, a different talk.

On the other hand, a lot of individuals try to do a good job. But I don't think all the time, given what's out there, they are really telling you the whole truth or giving you a sense. They have a -- they play a role in exacerbating the sense that America's pulled apart, and it's not as pulled apart as being reported.

CHARLIE ROSE: And do you think Rush Limbaugh or Glenn Beck are part of the process of pulling it apart?

RAHM EMANUEL: I wouldn't limit it to them, but I think they play their role. They have their differences. That's clear and that's OK. But they do play a role in exacerbating tensions. And that probably could be also said about some on the left. But there's no doubt they do.

CHARLIE ROSE: OK, foreign policy. You mentioned Iran and you mentioned China and Russia. What are they on board for in terms of sanctions? What are they saying they're prepared to do?

RAHM EMANUEL: I know you would like to break the news on this show.

CHARLIE ROSE: Very much.

RAHM EMANUEL: I'm sorry, I'm not going to do that for you.

CHARLIE ROSE: But are you really getting a serious look from the Chinese, who are saying we understand this is important and we are prepared to be on board to a certain degree. Is that the message?

RAHM EMANUEL: Ambassador Rice is working through the issues right now with, as they've all part of the P-5 plus One, they're all working on the sanctions and on the document in the United Nations at this point.

I'm not going to -- you know, those are sensitive discussions and negotiations are going on, and we feel confident that we're going to have a real, credible level of sanctions --

CHARLIE ROSE: That will get through the Security Council?

RAHM EMANUEL: That will get through the Security Council, and more importantly than just that, because the P-5 plus One made an offer to Iran with the uranium. They have a choice. Iran's at a cross roads. They can set sanctions or they can deal with what has been offered them. And they have a choice.

And when we got into office, Iran was in a -- the international community was divided. Iran was sitting among -- in the Middle East as kind of a power on the roll. And the world has become united. It has its level of resolve and determination to see through that Iran does not get a nuclear weapon.

And it also has Iran, I think in the last year, you probably have done a number of shows on this, Charlie, it's not the country it was a year ago and not perceived in the world as it was a year ago. It is divided among itself. Where the world community was before in dealing with Iran was divided --

CHARLIE ROSE: But can you fashion sanctions that --

RAHM EMANUEL: That will be the key -- tough sanctions.

CHARLIE ROSE: Against the Revolutionary Guard or against --

RAHM EMANUEL: -- that deal with the Iranian regime and doesn't target the people. But it's a clear sense that the pressure -- that the Iranian regime has to make a choice about whether they want to face tougher sanctions, comprehensive and tough sanctions. That's our goal and that is our commitment to get done.

CHARLIE ROSE: And you believe that sanctions can stop them?

RAHM EMANUEL: Obviously we're going to pursue them and that will be an important piece of it.

CHARLIE ROSE: And why not go ahead even and get Europeans and others who might not be prepared to agree with you and start sanctions now and not necessarily wait to take it through Security Council?

RAHM EMANUEL: Because the U.N. is a part of -- where you lay a foundation for the sanctions, and that's the process where we have with the Russians, Chinese participation, with also the Germans, the British, the French, the United States all working in unison to develop that resolution.

CHARLIE ROSE: And what do you make of Secretary Gates' memo that was on the front page of the "New York Times?"

RAHM EMANUEL: I think you also look at what Secretary Gates said this morning. That memo was mischaracterized and it's part of any orderly process in the sense of developing policy.

CHARLIE ROSE: It was not meant as a wakeup call to the administration to say, look, we are too far down the road and we do not have a strategy? It was not meant to do that?

RAHM EMANUEL: I have nothing more to say than what Secretary Gates said today in the paper, and he couldn't have been clearer that that was not the characterization. That was not what was written in there. That was not the characterization or the sense of it.

And the person that was reporting that to "The New York Times" obviously didn't understand what that memo was about. And my view is, as Secretary Gates said unambiguously today in the paper, they got it wrong.

CHARLIE ROSE: Is it fair to say the administration was upset about that characterization?

RAHM EMANUEL: It's fair to say the administration thought the story was wrong.

CHARLIE ROSE: What's the relationship between the United States and Israel beyond what you always say, which is we have the same values, we are very much support the state of Israel, and we very much are committed to the security of the state of Israel?

RAHM EMANUEL: Everybody in the region, it's important to know, it's important for the Israeli public to know, Americans to know, our bond with Israel is unshakable and unbreakable both as it relates to security, as it relates to the common set of value, and also as a common set -- a common strategic vision, because the threats to Israel are similar to some of the threats the United States faced.

So I won't skip that.

CHARLIE ROSE: OK, fair enough.

RAHM EMANUEL: Two, the relationship is solid. It is a solid relationship. And it goes beyond just what I just said in the sense that we have a real working relationship and a sense of partnership.

CHARLIE ROSE: It may be solid, but there are people in -- a lot of people are saying it's a troubling time between the United States and Israel, and even the defense minister said that yesterday.

RAHM EMANUEL: Well, I think --

CHARLIE ROSE: About Israel.

RAHM EMANUEL: Well, first of all, the defense minister also has said a lot of the friendship with the United States and the cooperation as it deals with Israel's strategic challenges and we will be there for Israel on its strategic challenges, be they dealing with, obviously, Iran in a sense of understanding that challenge, as it deals with making sure it has a credible deterrent threat.

And also as the United States has been clear, that whether it's on the deterrent side of the threat in dealing with Israel's security to also dealing with making sure that it's able to take the courageous steps it needs to take to make peace.

And we will be its partner and by its side every step that it takes for that courageous step make piece.

CHARLIE ROSE: Is it time for the United States to not only do all that you have said -- just said and repeated, but also to lay out its own approach from where they think the negotiations should go?

RAHM EMANUEL: Yes, I think first of all --

CHARLIE ROSE: Is it time for this administration to step forward with its own plan?

RAHM EMANUEL: A number of people have advocated that as you know and I know, Charlie. That time is not now. The time now is to get back to the proximity talks, have those conversations that eventually will lead to direct negotiations, to start to make the hard decisions to bring a balance between the aspirations of the Israelis for security and make that blend with the aspirations of the Palestinian people for their sovereignty.

People understand the basic contours of that. We have got to get back to the table to negotiate on bringing a -- Those two aspirations in balance.

They can be done. It will take courageous leadership by all the parties. The president has said and other presidents have said we can't want this more than the parties, but we can help create an atmosphere and environment to help those talks be --

CHARLIE ROSE: You and I have talked about this many times. There's also the argument that the United States is now talking in a different tone about how the absence of a Palestinian-Israeli agreement and the creation of a Palestinian state is in some way -- hurts America's interest in the Middle East.

RAHM EMANUEL: Other presidents and other administrations have always described the peace process in Israel's security interests, the national security interests, in the interests of the Palestinian people, and also the interest of the United States. That's not new. That's why --

CHARLIE ROSE: But it seems to me that the administration based on the interpretation has put a new twist on it.

RAHM EMANUEL: No. It hasn't.

CHARLIE ROSE: OK. So nothing has changed --

RAHM EMANUEL: No.

CHARLIE ROSE: -- in terms of how we perceive the absence of --

RAHM EMANUEL: No. I mean, I've been -- I've been in the White House that has dealt with prime ministers from Rabin, Ehud Barak, Shimon Peres, Bibi Netanyahu. I've been a member of Congress with Prime Minister Olmert and Prime Minister Sharon.

Every president in our administration has described an agreement or peace process in America's interest, but primarily it's whether it's in Israel's interest. It is not, and Ehud Barak, who you just quoted, the defense minister, has noted that without an agreement on the Palestinians front it is not in Israel's strategic interest because both on demographics and technologically the status quo is not sustainable.

Therefore you're going to have to seize the moment because of where Israel is, where the parties are and the Palestinian authority. This is an opportunity to make peace and deal with core strategic threats as it relates to Israel. And I don't believe that this is any different.

Now, we can't want it, as I've said, more than the parties. But I will also -- let me go to the core issue really of what you're dancing around. And that is, you know, the prime minister, I don't think there's another world leader that has had as much private time with this president as Prime Minister Netanyahu. He's had two private meetings. One lasted about two hours, another lasted about an hour fifteen minutes. No other world leader has had that much private time with the president working through the set of issues. I think that's a testament to --

CHARLIE ROSE: OK, define the relationship today between those two leaders. Just define it.

RAHM EMANUEL: It's a very good relationship.

CHARLIE ROSE: Cordial? They're constructive? They believe they can trust each other, and they think that together they can achieve the goals they want?

RAHM EMANUEL: It's a constructive, honest relationship among not only friends but two people who also have responsibilities to their respective countries, a total honest, very constructive, working relationship.

CHARLIE ROSE: And how important is a coordinated policy on Iran as a factor in the relationship?

RAHM EMANUEL: Well, I mean, it's a -- Iran, as Israel describes, is an existential threat for them. The United States has seen Iran's desire to get a nuclear weapon as its own sense of threat, which is also why it's organized the P-5 plus One.

CHARLIE ROSE: You've now been in this job 14 months. Why did Barack Obama want you?

RAHM EMANUEL: I think I'm the fundamental core. He had a robust legislative agenda and knew I had been on both sides of Pennsylvania Avenue.

Second, he knew I was going to always have his back as his chief of staff, and that I will go through walls to help get what the president wants done. And somebody that had been in politics as both a member of Congress but also been in the White House and knows the kind of rhythm of the White House.

And fundamentally that I was going to be loyal to him and give him unvarnished assessment of what I think the tradeoffs and the equities that you're constantly weighing.

Remember, in the White House, Charlie, as I always describe it, there are only two types of decisions -- bad and worse, and immediate and emergency. And that's the grid they're on.

CHARLIE ROSE: You had a reputation as a very partisan Congressional figure. And you also deserve enormous amount of credit for the Democrats winning the House, as Nancy Pelosi would be the first to say.

Two, the president came to Washington talking about change and bipartisanship, and yet he chooses the most partisan figure as the guy he wants to back him up as his --

RAHM EMANUEL: I would slightly --

CHARLIE ROSE: And therefore -- no, go ahead.

RAHM EMANUEL: No, well, since you remember the family, I interrupted you. Finish your question, Charlie.

CHARLIE ROSE: People may not get that reference.

(LAUGHTER)

RAHM EMANUEL: That's OK. My mother adopted me years ago.

I know people think because I won the House, I'm partisan. As you know, you've had -- and you can talk to Senator Lindsey Graham, Senator Collins, other Republican members of the House who I work well with. I'm a fierce fighter for what I believe in. I'm a fierce fighter when the president lays out his agenda to get his agenda done.

That doesn't mean I'm partisan. It means I'm very loyal to the set of ideas. I've worked putting bipartisan coalitions together when I was in the White House under President Clinton, when I was in Congress I did that, and also for President Obama.

Remember, in the -- when we passed the Recovery Act, by way of example, I was the person in the room with a couple aides sitting and negotiating with the three Republicans who signed on. Having worked through NAFTA for president Clinton, or welfare reform, did that in a bipartisan fashion.

The real -- the president's view is he still has an open hand to find bipartisanship.

I will say what's happened, which is different this time around than other times, is there has been an absolute determination as reported by "The New York Times" when they did a big story on Senator McConnell that even before the president was sworn in that they were going to try to oppose his policies to slow him down.

It's not about China after, not about trying to improve, not about trying to work with, but trying to oppose, to slow down, because since the Democrats were in control of the House and Senate, if points were put on the board, that came to their detriment. Now --

CHARLIE ROSE: Do you think that's their point of view today? That they are not interested in terms of achievement, they're interested in stopping this president?

RAHM EMANUEL: I think that that's part of -- part of their leadership views it that way. I think individuals in the House and Senate don't but there's a -- what's the word I'm looking -- a premium for party loyalty to that.

I give credit to individual senators -- I don't want to put them jeopardy -- but individual senators like Senator Snowe, Senator Collins, Senator Graham, with others in the House, who want to individually -- individual items, doesn't mean across the board, want to try to reach bipartisan agreement.

Part of what happens in the media is accentuating those fights so polarization in attempt as well as among party activists, reaching compromise is hard.

You should know my job and the job of the people in the White House is to work hard to seek the president's objectives. Some of those -- and a lot of those are in a bipartisan fashion.

The door is always open. I'm -- just yesterday, without mentioning names, I was talking to a Republican senator about a different policy. They all have my phone number, have my e-mail, and we talk on a regular basis.

CHARLIE ROSE: Is bipartisanship alive then?

RAHM EMANUEL: It has its good days and bad days. But I think rather than root for --

CHARLIE ROSE: But it's not dead, then?

RAHM EMANUEL: No, of course, it's not dead. You have to raise the challenge. You have to come over a party that -- a base of a party that's opposing candidates, incumbent senators who have tried to achieve bipartisanship. So there's a lot of political courage that goes for that.

Now, the president's own view is bipartisanship is good. It doesn't trump principle but you try to strike deals. As I went through on the health care bill and I'll go through other sectors of legislation -- there's a lot of Republican ideas in the bills that have passed. The Republicans will choose whether they'll support those with their vote, but those ideas are in the body of the language of the legislation.

CHARLIE ROSE: Let me read you a quote from Peter Baker. "In this season of discontent for Obama, Emanuel has emerged as the leading foil, the easy and most popular target from missiles flung at the White House from all sides.

He's a bete noir of conservatives who see him as the chief architect of Obama's big government program and of liberals who consider him an accommodationist who undermines the very same agenda.

The criticism has been searing and conflicting -- he didn't work enough across party lines, he pushed for far too much, he didn't push far enough. The crossfire underscores his contradictions. How can Emanuel be so intensely partisan without being all that liberal and so relentlessly pragmatic without being bipartisan?

And just as salient these days, how can he be so independent-minded and still remain loyal to a team operation?"

RAHM EMANUEL: Man's inhumanity to man.

(LAUGHTER)

The kids always when I come home, and you see some movie, and the kids go "What's it about?" I go "It's about man's inhumanity to man."

(LAUGHTER)

I don't know. What do you want know do with that? I don't know.

CHARLIE ROSE: I mean, it pretty much describes the situation, doesn't it? I mean, you're getting it from all sides at the same time, whether it's from the left or the right. It's a little bit like if you look --

RAHM EMANUEL: I think what Peter -- at least the way I read that, is he does show that you can be -- how is it that you're the fiercely partisan guy that's a theorist of big government yet attacked by liberals of the left in my party --

CHARLIE ROSE: As an accommodationist?

RAHM EMANUEL: As not only an accommodationist, but always trying to seek bipartisanship and is also a new Democrat.

CHARLIE ROSE: Right.

How long do you think you'll be in this job?

RAHM EMANUEL: As long as the president wants me to be.

CHARLIE ROSE: Really? So if the president wants you for four years, eight years, you're there.

RAHM EMANUEL: Well, I was being generous there a minute ago.

(LAUGHTER)

CHARLIE ROSE: Is there any other job in government you'd like to have?

RAHM EMANUEL: In government?

CHARLIE ROSE: In government.

RAHM EMANUEL: Yes.

CHARLIE ROSE: What?

RAHM EMANUEL: It's no secret --

CHARLIE ROSE: You want to be Speaker of the House.

RAHM EMANUEL: Well, that's over.

No, I would one day -- first of all, let me say it this way -- I hope Mayor Daley seeks reelection. I will work and support him if he seeks reelection. But if Mayor Daley doesn't, one day I would like to one for mayor of the city of Chicago. That's always been an aspiration of mine even when I was in the House of Representatives.

CHARLIE ROSE: Mayor of Chicago?

RAHM EMANUEL: Yes. The one thing, if you ask me what I miss, I miss the contact with constituents. I miss being in the running for -- when you are running for office, that touch with people.

As you know, I developed this thing called "Congress on your Corner" where I used to stand in the grocery stores with a table of constituent servants and just greet people. And you learn a lot.

One of the best pieces of legislation I introduced was the Elder Justice Act. It came from a lady who talked to me at a grocery store about what happened to her father in a nursing home. And I found out the law on the books, there was no real federal crime that dealt with seniors.

And that's -- not all stories are like that. I helped a small business get a loan that expanded a tubing company. I miss that. I love what I'm doing. I find it great passion in it because I work for a great president with a breadth of issues if you're into public policy at a period of time in history that's important.

One day I'll go back to elected office having enjoyed it. I enjoyed that process.

CHARLIE ROSE: So rather than being a member of cabinet if you left the chief of staff job, you'd more likely want to go to elected office?

RAHM EMANUEL: I was thinking of at that term -- I mean, right now I'm a chief of staff, I'm in the cabinet. The president put the chief of staff in the cabinet. But one day I want to run again for office. And if I get a -- again, I want to repeat, because the mayor is a dear friend of mine and I support him.

(LAUGHTER)

CHARLIE ROSE: Yes.

RAHM EMANUEL: I hope he seeks reelection. As you know, Charlie, you've been out to Chicago, he's done a fabulous job. And one day I would like to. But if he doesn't at some point, that will be something I'll do.

CHARLIE ROSE: When might you have a Supreme Court nominee?

RAHM EMANUEL: I think it's important that -- The presidents nominated Sonia Sotomayor at the end of May, towards that period of time, and the Senate confirmed her the first week in August. So that's kind of your timeframe.

The president within the timeframe, we think we can get earlier than that, but without a doubt by then we'll have a nominee to the Supreme Court.

CHARLIE ROSE: Do you expect because of the nature of politics in April of 2010 that it's going to be a huge, huge battle in the Senate confirmation?

RAHM EMANUEL: I think there will be a huge, huge battle. That's up to whether people think that that's what they have to do. I think president will obviously appoint a person that he thinks is appropriate and right for the Supreme Court as he laid out the criteria in the Justice Stevens model.

I think if people took a fresh look at that, I don't think it has to be that type of battle, but we may be in a system and in a time in which we have that type of battle.

CHARLIE ROSE: And he may be looking for somebody who's not had judicial experience?

RAHM EMANUEL: Or additional experience beyond judicial.

CHARLIE ROSE: Thank you for coming.

RAHM EMANUEL: Thank you, Charlie.

CHARLIE ROSE: Pleasure. Rahm Emanuel, chief of staff to President Obama for the hour.

Thank you for joining us. See you next time.

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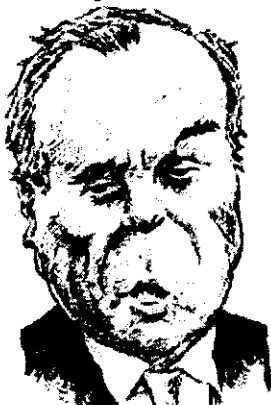
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Emanuel Attacks Ballot Challenge

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Went

Rahm Emanuel's campaign said the Chicago Tribune got the residency issue all wrong.

This week the newspaper's columnist John Kass published a story saying that Emanuel had twice been purged from Chicago's voter rolls because of residency issues, and said election lawyer Burt Odelson planned to file a lawsuit to have him booted from the race.

Not so fast, say Emanuel's people. In both instances the Chicago Board of Elections encouraged Emanuel and Chicagoans who followed Barack Obama to Washington D.C. to apply for absentee ballots while they were working in the White House.

The campaign says that means elections officials considered him to be a Chicago voter and is one reason he also should be considered a legal resident.

What's more, the campaign and others say using the phrase "purged from the voter rolls" is incorrect. Chicago elections officials do not purge voters, reports Rich Miller from the CapitolFax Blog.

* OK, first of all, Emanuel was never "purged" from the voting rolls. Chicago doesn't use that term, according to city board of elections spokesman Jim Allen. They have two classifications: "Inactive" and "Canceled."

"Canceled" means you've registered to vote in some other county, state or address or are in prison for a felony. "Inactive" means there was a problem with the card the board mails out.

* Secondly, Burt Odelson's comment about "By some magical means&hellip Emanuel was reinstated," is bogus, according to Allen and another election law attorney I've consulted.

Here's why: When you request an absentee ballot, the city mails that back to you with an affidavit that you must sign saying you reside at such-and-such address and are lawfully entitled to vote. And that's it. Your vote counts *even if you're on the inactive list*. There was no need for magic, or conspiracies, or inside help. He just needed an absentee ballot, which Rahm Emanuel indeed requested before the February primary earlier this year.

Emanuel and his team Thursday provided the Tribune with copies of his absentee ballot requests he had filled out in January 2010.

That followed a November 2009 from the Chicago election commissioner offering to help Emanuel and other White House staffers from Chicago stay current with their registration.

Find this article at:

<http://www.nbcchicago.com/blogs/ward-room/Emanuel-Attacks-Ballot-Challenge--109196804.html>

Check the box to include the list of links referenced in the article.



Subject: FW:

>
>
> From: Emanuel, Rahm
> Sent: Friday, October 01, 2010 5:59 PM
> To: Emanuel, Rahm
> Subject:

> Dear Colleagues

> As I have referenced for you before, at his inauguration, the
> President urged us to consider "what free men and women can achieve
> when imagination is joined to common purpose and necessity to
> courage." Your talents, time, and energy have been dedicated to
> fulfilling this appeal, and we have made extraordinary progress. You
> should be proud of the results of your many sacrifices. It has been
> my great pleasure serve with you, and I am deeply appreciative of what
> you have given the nation, the President, and to me. I am excited to
> see what this team, under the steady and wise leadership of Pete
> Rouse, will accomplish for our great country. As I depart I want thank
> you, and extend my warmest wishes for every success and happiness in
> the future.

> Rahm

2010 OCT 01 PM 5:59
2010 OCT 10 PM 7:23

-----Original Message-----

From: fireup2 <fireup2@...>
To: amyrule1 <amyrule1@...>
Sent: Wed, Nov 24, 2010 10:30 am
Subject: Re: Sun Times: Emanuel renter's last landlord filed suit to evict him

Amy - We did a thorough credit check and handed everything over to Paul, we had no reason to do a background check, I find it amazing that the Sun Times investigative reporters took 3 months to find this on him and in the meantime he is running for Mayor, I can not believe how ridiculous this entire thing is and what a nut case this renter turned out to be- I am so sorry- I am tempted to go to the press myself and tell them that I suggested that you and Rham should try to sell and you were completely opposed as you were both adamant you were coming back to Chicago as soon as possible, that this was temporary in Washington and that you both love Chicago, wanted you children to grow up here etc and never had any intention to leave permanently- In addition, the Halpin's never mentioned any political aspirations what so ever, and I find it amazing it is that renting Rahm's house gets him any press at all or in any way makes him a viable candidate- He is telling friends that he has been seriously harassed to try to get him to move out and as far as I know I think Paul called him twice- Let me know if there is anything I can do- This is just crazy- obviously, I could never have seen this one coming

- I am going to two fund raisers for Rahm next week, one at Judy and Shelly's with Paul and Mia etc and one at my clients Gail and Andrew Marks (and a bunch of Parker Families) I know you are close friends with Gail so maybe I will see you there- Again, so sorry,

Please respond to JNemerovski@...

Joanne Nemerovski
Vice President
Prudential Rubloff Properties
2301 North Clark Street
Chicago, IL 60614

P: 312-264-1100
F: 312-264-1300

BOARD OF ELECTIONS
REGISTRATION SECTION
2010 DEC 10 PM 1:23

-----Original Message-----

From: Amy Rule <amyrule1@...>
To: Levy Paul <paullevy@...>; Joanne Nemerovski <jnemerovski@...>
Sent: Wed, Nov 24, 2010 3:00 am
Subject: Fwd: Sun Times: Emanuel renter's last landlord filed suit to evict him

Hmmmm

Sent from my iPhone

Begin forwarded message:

From: Caroline Weisser <cweisser@...>
Date: November 24, 2010 8:04:10 AM EST
To: Caroline Weisser <cweisser@...>
Subject: Sun Times: Emanuel renter's last landlord filed suit to evict him

Emanuel renter's last landlord filed suit to evict him
November 24, 2010
BY MARK BROWN Sun-Times Columnist

The next time Rahm Emanuel decides to play landlord (although I think it's a pretty good bet there will never be a next time), he might want to do what I did Tuesday and perform the most basic of background

RESPONDENT 001

RESPONDENT'S
EXHIBIT 36

checks on his prospective tenant.

What he would have found is that industrial real estate developer Rob Halpin, the renter who threw Emanuel's mayoral campaign a curve by refusing to relinquish his Ravenswood house, also got into a dispute with his previous landlord and stopped paying rent. That episode resulted in an eviction suit that wasn't resolved until the Halpins found Emanuel's place.

Halpin is also fighting in court here with a Pittsburgh construction company that accused him of fraud in connection with alleged efforts to avoid paying an Allegheny County judgment involving one of Halpin's developments. Halpin, who builds those sprawling warehouses you see alongside interstate highways, denies the accusation.

None of this necessarily makes Halpin a bad guy in my book, just somebody you'd want to regard warily before turning over the keys to your most important asset.

Before Tuesday, the information bore little pertinence to anybody but the parties involved. There's certainly been no indication Halpin failed to live up to his responsibilities as Emanuel's tenant. It was Emanuel who wanted to break the lease so he could move home. I, for one, had no interest in poking around in the affairs of a fellow who through no fault of his own found himself in the middle of the mayoral madness.

Nor did it concern me when Halpin started talking about running for mayor. I appreciate a little campaign mischief as much as the next guy.

But at the point Halpin actually filed nominating petitions Monday, then acted as if we should treat him as a serious candidate without so much as winking into the camera, it seemed time to start putting him through the normal paces of an unknown candidate aspiring to high public office.

One aspect of that is what we call pulling lawsuits, a practice that ought to be familiar to Emanuel, having briefly operated his own campaign opposition research firm in his younger days.

It might have saved Emanuel a lot of trouble if he'd become aware of Zdenek Smid's experience with the Halpins.

Smid rented a newly constructed three-story Bucktown house to Halpin and his wife, Lori, in August 2007, not long after the couple sold their Western Springs home. They agreed on a two-year lease at \$6,000 a month, escalating to \$6,500 a month the second year. The Halpins paid the first year's rent — \$72,000 — in advance.

But in February 2009, they stopped paying their rent altogether, and two months later, Smid filed an eviction suit.

The Halpins, who were required to pay their own utilities under the lease, argued in their defense that Smid didn't properly inform them in advance of the heating costs and that the heat was inadequate, forcing them to wear sweaters during the day and long underwear at night. On top of that, the two jacuzzis were inoperable because they caused the electricity to short.

You can imagine how this might irritate somebody paying \$6,500 a month rent.

The case eventually settled months later with the Halpins agreeing to pay \$17,000 and to move out by August.

Daniel Starr, an attorney for Smid, told me that getting the Halpins to pay up was "like pulling teeth without Novocain."

"We've been chuckling here for some time about seeing that guy's smug picture in the paper," said Starr, meaning Halpin's picture, not Emanuel's.

Halpin told me he paid the year's rent in advance to help Smid finish construction of the home but that Smid didn't hold up his end of the deal.

"I was let down. I took matters into my own hands," said Halpin, who grew up in Rogers Park, attended Loyola Academy and went to Spring Hill College in Alabama on a tennis scholarship.

Ironically, during the time the Halpins were renting from Smid, Lori Halpin was employed by Barack Obama's 2008 presidential campaign as an aide to Illinois campaign manager Ken Bennett.

Despite that connection, Halpin says it was a fluke that they rented Emanuel's house — and every other indication I have is that's true. Halpin said his wife spotted the listing on the Internet, and they didn't know it was Emanuel's house until they had agreed to rent it.

Now he's taking matters into his own hands again. Li

RESPONDENT 00

[REDACTED]

From: Joanne Nemerovski <fireup2@[REDACTED]>
Date: August 11, 2009 10:22:30 PM EDT
To: amyrule1@[REDACTED]
Subject: Re: ?a

thanks just got done with dinner and got his message it is later there so i will call him in the am :)

Joanne Nemerovski
Please Respond to JNemerovski@[REDACTED]
(312)-264-1100
[REDACTED]

-----Original Message-----

From: Amy Rule <amyrule1@[REDACTED]>
To: Joanne Nemerovski <jnemerovski@[REDACTED]>; Paul Levy <paullevy@[REDACTED]>
Sent: Tue, Aug 11, 2009 6:57 pm
Subject: ?a

Joanne
Rahm will call you in hour and a half
May want security deposit made to bank
Prob ok to give renewal option as we need to tell our renters if we plan to renew by June, right Paul
Ok with prorated rent for august
Amy
Sent from my iPhone

RESPONDENT 00028

[REDACTED]

From: Joanne Nemerovski <fireup2@[REDACTED]>
Date: June 12, 2009 6:28:03 PM EDT
To: Amy Rule <amyrule1@[REDACTED]>
Subject: Re: Re:

Yes of course but you never know what a year or two brings I doubt it but we keep them in just in case :) thanks have a great week end we will be in on Monday good luck with the move should I plan on getting keys on Monday? Or do you want to connect over the week end? Call me 312 720 4505 joanne

Sent from my iPhone.

Please respond to J [REDACTED]

Joanne Nemerovski
Prudential Preferred Properties
2301 North Clark Street
Chicago, Illinois. 60614
[REDACTED]

312-264-1100

On Jun 12, 2009, at 3:58 PM, Amy Rule <amyrule1@[REDACTED]> wrote:

Joanne,
Paul told me I could xxx it out. I am OK with the line about lessee purchasing, however you should know, we are NOT leasing with any remote potential to purchase. So please don't lead people to believe that this is or might be an option.

Will refax with this line retained.

Thanks.

Amy

On Jun 12, 2009, at 1:44 PM, Joanne Nemerovski wrote:

Hi Amy! Why did you cross out 5% of contract if Lessee purchases your home. That is very standard. It doesn't mean you are selling. It only means that should you sell based on my effort getting the lease, the brokers would be due a commission. I will put this on the MLS Monday and start marketing immediately but need to clarify this ASAP.

Thanks,
Joanne

Joanne Nemerovski
Vice-President

RESPONDENT 00029

Prudential Preferred Properties

2301 N. Clark St.

Chicago IL 60614

312-264-1100 (direct)

312-264-1300 (fax)

<http://www.inemerovski.com>

inemerovski@inemerovski.com

RESPONDENT 00030

[REDACTED]

On Sat, 9/25/10, paul levy <paullevy@...> wrote:

From: paul levy <paullevy@...>
Subject:
To: "Lori Halpin" <LORI.HALPIN@...>
Date: Saturday, September 25, 2010, 4:40 PM

BOARD OF ELECTIONS
2010 DEC 10 P. 3 24

Lori and Rob

Thanks for considering my proposal on behalf of Rahm to to buy out the remaining term of your lease agreement which ends June 30, 2011.

Amy and Rahm completely understand the difficult problems relocating creates for both of you but I just wanted to let you how how much they appreciated your even considering it given unexpected circumstances presented by the mayor's retirement.

They greatly appreciate the care you have given to their house and understand your decision to stay. They are looking forward to returning to their home in Chicago upon the expiration of the lease.

Thanks again.

paul

RESPONDENT'S
EXHIBIT 37

RESPONDENT 00027

**RESPONDENT'S
EXHIBIT 39**

Exclusive Rental Listing Agreement

2008 DEC 10 P 7:24

BOARD OF REALTORS
PROFESSIONAL REAL ESTATE

1. Parties

Rubloff:

Rubloff

Owner(s)/Lessor(s)

Amy Rule
Ruben Emanuel

2. Property and Price

Property:

4228 N. Hermitage
Chicago IL 60613

Delivery of Possession:

June 1, 2009

Monthly Rental

\$ _____
or such lesser sum as Owner may accept

3. Right to Lease

Owner hereby engages Rubloff as its sole and exclusive representative for the rental (and sale if appropriate) of the Property during the term of this Agreement. The relationship of the parties is solely that of independent contractors and neither party shall be considered the partner, joint venturer, agent (other than as herein authorized) or employee of the other and neither party shall have any authority to contract for or create any liability or expense chargeable to the other except as expressly herein provided.

4. Term and Termination

The term of this Agreement (the "Term") shall commence on 12:01 a.m. of Dec. 2, 2008 and shall continue through and include 11:59 p.m. on, Dec. 3, 2009.

5. Duties and Responsibilities of Rubloff

During the Term, Rubloff agrees to (a) make an earnest and continued effort to secure a tenant/lessee for the Property at a rent set forth in Article 2, (b) advertise the Property for lease consistent with its general practice for similar properties including but not limited to print ads, display of signs, placement in a multiple listing service, promotion of the Property on any Internet site and/or any other advertising medium, electronic or otherwise, to which Rubloff may subscribe, (c) show the Property to interested prospective tenants, and (d) cooperate in the leasing of the Property and division of commissions as determined in the discretion of Rubloff through offers of cooperation and compensation made by Rubloff in any multiple listing service in which Rubloff participates or otherwise with other cooperating licensed real estate firms. Rubloff shall not be charged with the custody of the Property nor shall Rubloff have any duty of responsibility in respect to the management, maintenance, upkeep or repair of the Property.

**RESPONDENT'S
EXHIBIT 40**

RESPONDENT 00208

Owner authorizes Rubloff to accept from any prospective tenant a security deposit for lessor, said deposit to be held by Lessor in an escrow account established and maintained in accordance with then existing law for the mutual benefit of the parties involved.

6. Duties, Responsibilities and Authorizations of Owner

Owner warrants that Owner has title to the Property and has the power and authority to enter into this Agreement and lease (and/or sell) the Property. During the term of this Agreement, Owner agrees to (a) execute, deliver and perform a contract, and pay all requisite costs and fees, providing for the lease of the Property as contemplated hereby in accordance with the custom and practice in metropolitan Chicago for the leasing of like properties, (b) provide all information and cooperate with Rubloff in all reasonable respects to effect a lease of the Property consistent herewith, including shows of the Property, (c) conduct all negotiations in respect to the leasing of the Property solely through Rubloff, and (d) refer to Rubloff all inquiries directed to Owner with respect to the Property.

7. Commission

As full compensation for all services rendered and expenses incurred by Rubloff hereunder, Owner agrees to pay Rubloff a commission in the amount equal to the sum (a) one (1) month's rent for the first year of the Lease; (b) one-half (1/2) of one (1) month's rent for the second year of any Lease; provided that (a) all or substantially all of the Property is leased by the Owner during the Term to a lessee secured by Rubloff, Owner or any other person or (b) Rubloff secures, during the Term, a lessee ready, willing and able to lease the Property in accordance herewith or (c) if, within one month after the Property is presented to a prospect (or anyone on behalf of such prospect) to whom the Property was shown or submitted by Rubloff during the Term. Said commission and requisite costs shall be due thereof in the case of clause (a) when Owner executes a Lease, clauses (b) and (c) above, upon request by Rubloff. In the event that Rubloff (a) procures a lessee and such lessee shall purchase the Property before leasing the Property or during the Term of such Lease or within 6 months after the expiration of the Term of the Lease, Lessor agrees to pay Rubloff a sales commission of six percent (6%) of the contract selling price of the Property. Said sales commission shall be payable to Rubloff at the time of the closing of the sale.

8. Indemnity

Owner agrees to indemnify and hold Rubloff and its agents harmless from all claims, disputes, litigation, expenses and reasonable legal fees arising from this Agreement or the rental of the Property.

9. Designated Agency/Dual Agency *Charlotte Newburg*

Rubloff and Owner hereby agree that *Carol E. Nassar*, sales associate(s)/listing agent(s) affiliated with Rubloff, is (are) being named as Owner's exclusive designated legal agent(s) ("designated Agent") under this Exclusive Rental Listing Agreement with Rubloff. Owner understands and agrees that the Owner's Designated Agent(s) will be Owner's exclusive legal agent pursuant to the Exclusive Rental Listing Agreement with Rubloff and Rubloff will be free to enter into listing agreements with prospective lessees/purchasers as legal agents of those lessees/purchasers. Owner also understands and agrees that neither Rubloff nor other sales associates affiliated with Rubloff will be acting as legal agents of the Owner. Rubloff and

Designated Agent (herein after sometimes referred to as "Licensee") may undertake a dual representation (represent both the Owner or landlord and the purchaser or tenant [hereinafter sometimes referred to as "Client"]) for the sale or lease of your Property or properties they may show you. The undersigned acknowledge that they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of all clients in the transaction. Any listing agreement between the clients as to final lease/contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in the transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Treat all clients honestly.
2. Provide information about the Property to the purchaser or tenant.
3. Disclose all latent material defects in the Property that are known to Licensee.
4. Disclose financial qualification of the purchaser or tenant to the Owner or landlord.
5. Explain real estate terms.
6. Help the purchaser or tenant to arrange for Property inspections.
7. Explain closing costs and procedures.
8. Help the purchaser compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Confidential information that Licensee may know about the clients, without that client's permission.
2. The price the Owner or landlord will take other than the listing price without permission of the Owner or landlord.
3. The price the purchaser or tenant is willing to pay without permission of the purchaser or tenant.
4. A recommended or suggested price the purchaser or tenant should offer.
5. A recommended or suggested price the Owner or landlord should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to accept this section unless you want to allow the Licensee to proceed as a dual agent in the transaction.

By checking "Yes", initialing and signing below, you acknowledge that you have read and understand this section and voluntarily consent to the Licensee acting as Dual Agent (that is, to represent BOTH Owner or landlord and the purchaser or tenant) should that become necessary.

AmR ✓ Yes _____ No (check one)
AmR _____ (initial here)

10. General

This Agreement (a) represents the entire agreement of the parties in respect to the subject matter hereof, (b) may not be amended or modified except by written instrument signed by all parties AND FURTHER, NO AMENDMENT OR ALTERATION TO THE TERMS OF THIS

AGREEMENT, INCLUDING BUT NOT LIMITED TO THE AMOUNT OF COMMISSION OR TIME OF PAYMENT OF COMMISSION, SHALL BE VALID OR BINDING UNLESS MADE IN WRITING AND SIGNED BY ALL PARTIES TO THIS AGREEMENT, and (c) shall be binding upon and inure to the benefit of the parties hereto and their respective executors, administrators, heirs, personal representatives, successors, grantees and assigns.

11. Discrimination

IT IS ILLEGAL FOR EITHER THE OWNER OR THE BROKER TO REFUSE TO DISPLAY TO OR SELL OR LEASE TO ANY PERSON BECAUSE OF THEIR RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, FAMILIAL STATUS, PHYSICAL OR MENTAL HANDICAP, MILITARY STATUS OR SEXUAL ORIENTATION. OWNER AND BROKER ACKNOWLEDGE THAT THEY SHALL ALSO BE BOUND BY THE PROVISIONS OF LOCAL HUMAN RIGHTS OR FAIR HOUSING ORDINANCES IF ANY, OR, AS APPLICABLE, OWNER AND BROKER ARE SUBJECT TO LAWS RESPECTING ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT AND AGREE TO COMPLY WITH SAME.

12. Execution

The parties hereby execute and deliver this Agreement at Chicago, Illinois on the date set forth below.

Date: 12/3/08

Date: 12.2.08

Rubloff

By: *Darlene Little*
Managing Broker/Rubloff

Amy Rule
Owner

Shelton Neuberger
Listing Agent/Designated Agent

Owner

Carol E. [Signature]

[REDACTED]

Begin forwarded message:

From: Lori Halpin <lori.halpin@[REDACTED]>
Date: June 23, 2010 12:27:49 PM EDT
To: amyrule1@[REDACTED]
Subject: Piano Tuner

Amy,

Talked to Kurt today and we booked Knight Vernon for July 6th. The fee is \$95.00. Kurt sends his best while you are in Washington - very nice man, couldn't be sweeter on the phone.

Lori

BOARD OF ELECTIONS
POLLING PLACE
2010 DEC 10 P 1-24

[REDACTED]

Begin forwarded message:

From: Lori Halpin <lori.halpin@[REDACTED]>
Date: September 3, 2010 4:18:37 PM EDT
To: Amy Rule <amyrule1@[REDACTED]>
Subject: Halpin

Amy:

Just an update on this month's rent. The bank just let me know that they did not make the 2:00 cutoff, and therefore, it will not be in your account until Tuesday. Sorry for this delay, but I thought I should give you a heads up.

Hope all is well with your family. Have a great holiday weekend.

Lori

Begin forwarded message:

From: Lori Halpin <lori.halpin@ [REDACTED]>
Date: June 23, 2010 12:08:54 PM EDT
To: Amy Rule <amyrule1@ [REDACTED]>
Subject: Re: miele dryer

Amy:

Calling Miele and piano tuner today. Thanks for update. I know about the dryer in the basement. I use it for throw rugs and the like. Also, just received what looks like an advertisement for refrigerator warranty (states on the outside of the envelope). The reason that I believe it's an advertisement is that it is a pre-printed envelope - has that look. Anyway, let me know if you want me to open or send to you. Anything else that comes in for you - I'll send along.

As soon as I know what the fee is on the piano, I'll let you know. I'll probably write a check and you can reimburse me.

Have a great summer!

Lori

From: Amy Rule <amyrule1@ [REDACTED]>
To: lori.halpin@ [REDACTED]
Cc: Paul Levy <paullevy@ [REDACTED]>
Sent: Tue, June 22, 2010 10:28:48 AM
Subject: miele dryer

Lori,

Sorry to hear the dryer is out of whack. I have been meaning to get in touch re: the dryer. Miele recommends a software update for the product which will hopefully fix the problem. I understand Miele will make a service call at no charge to address this particular issue. Obviously, if it is something else, we may have a service charge. Please contact Miele customer service at 800-420-1813 to schedule a free service call. You will need the serial number of the dryer which is on the data tag located at the six o'clock position when you open the door. Sorry for the inconvenience. Please remember that the dryer in the basement works too.

Also, the piano needs to be tuned. This is supposed to be done twice a year so I'm behind. I intend to pay for this, but I assume it makes sense for you to schedule it at your convenience. Please contact Kurt Safire pianos at 847-256-5231. Our tuner has always been Knight Vernon. You should probably use my name (Rule). The fee has traditionally been \$100. If you can verify the amount, I can send you a check for Knight that you can give him. Or if easier, I can send the check in your name. Just let me know.

Thanks Lori, Keep me posted.

Amy

[REDACTED]

Begin forwarded message:

From: Lori Halpin <lori.halpin@[REDACTED]>
Date: September 3, 2010 4:49:44 PM EDT
To: Amy Rule <amyrule1@[REDACTED]>
Subject: Re: Halpin

Miele appointment went fine. It was a small plastic piece the repairman replaced. Also, they sent us a new dryer screen and checked the washer while they were here. The piano tuner's fee was \$95.00. Thanks.

Lori

From: Amy Rule <amyrule1@[REDACTED]>
To: Lori Halpin <lori.halpin@[REDACTED]>
Sent: Fri, September 3, 2010 3:36:12 PM
Subject: Re: Halpin

thanks lori, no problem
how did the miele appointment go, assume they fixed the problem
also, do I still owe you for the piano tuner? please let me know.
amy

On Sep 3, 2010, at 4:18 PM, Lori Halpin wrote:

Amy:

Just an update on this month's rent. The bank just let me know that they did not make the 2:00 cutoff, and therefore, it will not be in your account until Tuesday. Sorry for this delay, but I thought I should give you a heads up.

Hope all is well with your family. Have a great holiday weekend.

Lori

Exclusive Right to Lease Agreement

2010 DEC 10 P 7 21

WHEN EXECUTED BY ALL PARTIES, THIS WILL BECOME A LEGALLY BINDING AND ENFORCEABLE CONTRACT

To Prudential Preferred Properties (Real Estate Company)

In consideration of the following agreements and of your efforts to procure a TENANT for the property and improvements thereon described below, I, (we) the undersigned hereinafter referred to as "LANDLORD" appoint you, hereinafter referred to as "BROKER", with exclusive right to rent. BROKER shall have sole authority to advertise, display signs, and rent the property for a period terminating June 1, 2010.

1. PROPERTY DESCRIPTION AND INFORMATION

Street Address: 4228 N Hermitage
Parking Garage / Space: 2-car detached garage
Monthly Rental \$ 6,000 per month or such lesser amount as Landlord may agree to accept.
Security Deposit \$ 9,000
Term of Lease 12 months + or such lesser term as Landlord may agree to accept.
Commencing: July 1, 2009
Inclusions: _____
Exclusions: _____

2. BROKER AGREES:

To compile and have available all rental information; to schedule appointments for prospective tenants at convenient times; to make continued and earnest effort to rent the property; to advertise the property as broker deems advisable in order to obtain prospective tenant for it; submit information concerning this property to the Multiple Listing Service of Northern Illinois and to invite subscribers to inspect the property. If the property is located in any municipality in which a Residential Landlord and Tenant Ordinance applies and copy of said ordinance will be attached to each residential lease.

Broker designates and landlord accepts Joanne Kemerovski (designated Agent) as the sole Designated Agent(s) of landlord for the purpose of representing landlord in the marketing and leasing of the Property. Broker reserves the right to appoint by written notice to landlord additional designated agents for Landlord when, in the Broker's discretion, it is necessary. Neither the Broker nor Designated Agent will represent Landlord and Tenant as dual agent without the informed, written consent of Landlord and Tenant. Designated Agent alone owes fiduciary duties to Landlord. Broker has no fiduciary relationship with landlord. Landlord acknowledges that as part of Broker's real estate business, Broker from time to time enters into representation agreements with tenant and may designate sales associates as tenant agents. Landlord also acknowledges that sales associates affiliated with broker may represent the tenant of the property and will be acting as the tenants designated agent.

3. LANDLORD AGREES:

To cooperate fully with and refer all inquiries to broker; to allow broker to place a "For Rent" sign on property; to allow broker to place a lock box on property; to arrange for broker access if property is currently occupied by a tenant; to conduct all negotiations through broker; to pay broker a commission of 1 month's rent if the property is rented by broker, landlord or by or through any other person during the period of the agreement or if it rented directly or indirectly within 2 months after termination to a tenant to whom it was offered during the period hereof. However, no commission or fee will be due and owing pursuant to the terms of this agreement if, during the protection period, a valid, written listing agreement is entered into with another licensed real estate broker. ~~If the tenant extends the lease beyond its original term, Landlord agrees to pay broker a commission of 1 month's rent.~~ If the tenant purchases the property during the term of the lease, any extension thereof, or within 6 months after final expiration, landlord agrees to pay broker a commission of 5% of purchase price + \$400 doc fee

Landlord has been informed that potential tenants may elect to employ the services of a real estate licensee as their own agent (tenant agent) who will represent the interest of the tenant.

Said commission(s) shall be paid at the time of entering into a lease by both parties or the time of extension of a lease or on the closing of the sale of said property, whichever is applicable. Broker may pay a portion of said commission to Co-operating broker, but such payment shall not create any legal relationship between the Landlord, Broker and Co-operating Broker.

If the party referred to as landlord in this agreement is in fact a present tenant who desires to sub-let or assign by this Agreement, then a copy of the lease under which the property is now leased shall be attached hereto and the terms contained herein become a part hereof. Landlord agrees to cooperate fully with broker in obtaining any required consents to an assignment or sublet.

RESPONDENT 00037

Broker shall not use Emanuel name in marketing property.

4. MANAGEMENT OF PROPERTY:

Broker's sole duty is to effect a lease of the property and broker is not charged with the custody of the property, its management, maintenance, upkeep or repair, or with the management of the property after a lease has been entered into between landlord and tenant.

Nothing contained in this agreement, however, shall prohibit broker from entering the property for the purpose of showing it to prospective tenants, if occupied, at reasonable hours by appointment only. It is the affirmative duty of landlord to allow showings.

5. IN WRITING:

That no amendment or alterations in the terms, with respect to the rental price of the property, amount of commission or with respect to the time of payment of the commission or other terms of this agreement, shall be valid or binding unless made in writing and signed by the parties.

6. NON-DISCRIMINATION:

THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THE PARTIES TO REFUSE TO DISPLAY OR SELL THE PROPERTY TO ANY PERSON ON THE BASIS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, AGE, MARTIAL STATUS, PHYSICAL OR MENTAL HANDICAP, MILITARY STATUS, OR UNFAVORABLE DISCHARGE FROM MILITARY. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS.

7. LANDLORD WARRANTIES:

Landlord warrants landlord's authority to execute this agreement and to bind all parties who have an ownership interest in the property and to deal with and on behalf of said property as herein provided.

Landlord shall be solely responsible for providing information concerning the condition of the property. Broker shall have no duty to confirm or deny such information. Landlord shall indemnify, defend and hold broker, its agent, servants, successors, and assigns harmless from any and all claims, costs and expenses, including attorneys' fees, arising directly or indirectly out of or from the condition of the property and/or Landlord's actions or inactions in connection with the property.

Landlord acknowledges that broker acts as a marketing representative for other real estate pursuant to marketing Agreements with other landlords. Landlord further acknowledges that the real estate, which a renter may wish to acquire, may be offered for rent by a landlord who is also a party to a marketing agreement with broker. These marketing agreements may designate one or more sales/rental associates affiliated with the broker as the designated agent of that landlord. Landlord has also been advised of the potential of dual agency, which would arise when landlord's designated agent represents both tenant and landlord. Such dual agency must be disclosed to landlord and requires landlord's consent.

8. DISCLOSURE AND CONSENT TO DUAL AGENCY is herewith attached and made a part of this Exclusive Right to Rent. (Strike if not applicable.)

9. ENTIRE AGREEMENT:

This agreement constitutes the complete agreement between parties relating to the property, and is binding upon and inures to the benefits of the heirs, executors, administrators, successors and assigns of landlord and broker. Any prior agreements pertaining thereto, whether oral or written, have been superceded by this agreement. In the event any terms of the agreement is found to be void or unenforceable, the balance of the terms of this agreement shall survive.

If more than one tenant or more than one landlord are involved, or if a broker is an entity other than a natural person, the pronouns and grammatical structure shall be understood to conform.

Brokerage Office: _____

Landlord: _____

Managing Broker: _____

Landlord (Type/Print): Amy Rule

Designated Agent: Jeanne Nemerovski

Landlord: Amy Rule

Date: _____

Landlord (Type/Print): _____

RESPONDENT 00038

REC'D TO P T N