

Province of Saskatchewan.**SUPREME COURT.**

Full Court.] **BOOKER v. O'BRIEN.** [12 D.L.R. 509.

Real estate broker—Commissions under option contract—Default of principal.

Where as part of an agency agreement with a real estate agent, an option contract was given to him stipulating for the payment out of the purchase money of a sum as "commission" in the event of the sale of the property before the expiry of the option, the optionee is entitled to such commission where the owner refused to sell to a person produced by the optionee within the stipulated time, who was able and willing to buy on the terms of the option.

Booker v. O'Brien, 9 D.L.R. 801, affirmed; *Kelly v. Enderton*, 9 D.L.R. 472, referred to. As to real estate agents' commissions generally, see Annotation, 4 D.L.R. 531.

Blair, for appellant. *Willoughby*, for respondent.

Book Reviews.

Irish Law Reports. Annotated Reprint. Volume 1. Containing (1894) 1 and 2 I.R.; (1895) 1 I.R. Edinburgh and London: William Green & Sons. Agents for America: The Cromarty Law Book Co., Philadelphia; The Canada Law Book Co., Ltd., Toronto.

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The profession does not know much nor appreciate the value of these reports, for the simple reason that they are practically unattainable in this country. But as has been truly said "for