

**Lease
Commission Policy**

Tenant's Representative Agent shall receive a commission percentage based upon the following schedule provided below. The commission shall be paid ½ upon execution of the lease, ½ upon occupancy of the tenant.

<u>Lease Term</u>	<u>Percentage</u>
1 year	4%
2 years	4%
3 years	3.5%
4 years	3%
5 years	3%

Commission's base period will be capped to maximum term of 5 years, regardless if the lease agreement's base term exceeds 5 years. Commission will only be paid on the initial lease term. Commission will not be paid on renewals or extensions.

For example if a lease has a term of three years beginning on December 1, 2007 and the gross annual rental income for year 1 is \$10,000.00, year 2 is \$11,000.00 and year 3 is \$12,000.00 the commission paid to the Tenant's Representative Agent shall be:

<u>Payment Due Date</u>	<u>Gross Rental Income</u>	<u>Commission %</u>	<u>Commission Due</u>
Lease Execution	\$33,000.00	1.75%	\$755.50
December 1, 2007	\$33,000.00	1.75%	\$755.50