

COMMISSION AGREEMENT - LEASE

COMMISSION AGREEMENT dated _____ day of _____, 20____, by and between _____, (Broker) and **TAYLOR LONG PROPERTIES** (Broker), regarding a proposed Lease of approximately _____ square feet by and between _____ (Tenant) _____ (Owner) located at _____(Shopping Center) in _____.

WITH REGARD TO THE ABOVE REFERENCED LEASE, _____, (Broker) and **TAYLOR LONG PROPERTIES** (Broker) mutually agree that Landlord shall pay a commission equal to Four Percent (4%) of the Net rent paid during the first term of the Lease. Half is to be paid at lease execution and the other half is to be paid at tenant's opening.

TAYLOR LONG PROPERTIES (Broker) may be entitled to receive a commission of Four Percent (4%) of the Net rent for any renewal, option period, or extension of the original term of the Lease. Should the Tenant expand into new space owned by the Landlord during the first term, renewal, or option period, **TAYLOR LONG PROPERTIES** (Broker) may be entitled to receive a commissions are to be paid in full within thirty (30) days of the commencement of the expansion, renewal or option.

Commission on renewals, extension, and expansions are not automatic. These commissions are payable provided that **TAYLOR LONG PROPERTIES** (Broker) is engaged by Tenant and actively involved in negotiating terms for such renewal, extension and expansions.

BROKER:

By: _____

Name: _____

Title: _____

BROKER:

TAYLOR LONG PROPERTIES

By: _____

Name: Ellen Long

Title: Principal Broker