



SCHEDULE OF PRIME MANHATTAN REALTY OFFICE COMMISSION RATES

Lease Term: Direct or Sublet Commercial Leases:

On the rental of all or any fraction of:

First years rent	5%
Second years rent	5%
Third years rent	4 %
Fourth and fifth years rent	3 %
Sixth thru tenth years rent	2 ½%
Eleventh thru twentieth years rent	2 ½%

For Lease terms of 2 Years or less:

For the first 1 to 12 months

or any part thereof: One month's rent (minimum fee)

For 2nd year or any part

thereof and additional years One month's rent (or part of)

Sales:

The owner shall pay Prime Manhattan Realty a commission in the amount of 6% of the sales price on the sale of property. Sale of furniture, fixtures or leaseholds: On the total consideration: 10%

Terms of payment: All commissions on sales or leases shall be due and payable in full when earned.

1. Definitions. "Lease" shall also mean "sublease" or "assignment". "Lessor" shall also mean "landlord," "owner," "sublandlord" and "assignor" or any of such party's successor-in-interest. "Lessee" shall also mean "tenant," subtenant" and "assignee" or any of such party's successor-in-interest. "Full commission" shall mean a commission calculated in accordance with the schedule of Commission Rates set forth above. "Rental" or "rent" for the purposes of computing a full commission shall mean all amounts required to be paid by the lessee under the applicable lease, including, but not limited to, amounts for real estate taxes, operating expenses and mortgage payments, to the extent such amounts are determinable at the time the lease is executed and delivered. If any component of such amounts is not determinable at the time the lease is executed and delivered, then the amount of such component for the most recent twelve month period for which such amount is determinable shall be included in rental.

Sincerely,

Jonathan Anapol, President
Prime Manhattan Realty

The following commission agreement is in reference to:

(Tenant's Name)

Leasing space at: _____

(Signature of Acceptance)

Date: ____/____/____