

COMMISSION AGREEMENT

In accordance with the "Sale and Purchase Agreement" dated xxxxxxx, xxxx for the sale of _____ with the following legal description:

_____,
signed by _____ (Buyer) and _____,
(Seller), a commission will be paid by the Buyer or assigns at closing as follows:

As to sales of un-improved real property, Broker's commission shall be _____ percent (%) of the gross sale price This commission shall be paid in cash at the closing, or if there is no closing, then upon recordation of the deed; provided, however, if the transaction involves an installment contract, then payment shall be made upon execution of such contract. In the event Owner contributes or conveys the Property or any interest therein to a joint venture, partnership, or other business entity, the commission shall be calculated on the fair market value of the Property and shall be paid at the time of the contribution or transfer.

If Owner is a partnership, corporation or other business entity, and an interest in the partnership, corporation or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property, and applicable law does not prohibit the payment of a commission in connection with such sale or transfer, the commission shall be calculated on the fair market value of the Property, rather than the gross sale price, multiplied by the percentage of interest so transferred, and shall be paid at the time of the transfer.

Seller and Buyer agree to indemnify and hold Broker(s) harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from this transaction.

The Florida Commercial Real Estate Sales Commission Lien Act provides that when a Broker has earned a commission by performing licensed services under a brokerage agreement with you, the Brokers may claim a lien against your net sales proceeds for the Broker's commission. The Broker's lien rights under the act cannot be waived before the commission is earned.

Owner hereby acknowledges receipt of a copy of this Agreement and agrees that it shall be binding upon its heirs, successors and assignees. This agreement is good for 12 months following the date shown above.

The Far Points Group, Inc./Matthew Realty are acting as a Transactional Brokers in this transaction and advises Purchaser to perform its own Due Diligence and seek advice of Legal Counsel, before signing any contracts.

Signature: _____

Date: _____

Signature: _____

Date: _____

The Far Points Group, Inc./ Matthew Realty