STATE OF MICHIGAN
LEASE BROKER COMMISSIONS
DISCLOSURE STATEMENT

THIS COMMISSION AGREEMENT ("Commission Agreement"), is made between _____, their heirs and assigns, whose address is _____ ("Owner"), and The Miller Group of Saginaw Inc. whose address is 2825 Bay Road ,Saginaw, Michigan, 48603 ("Broker").

FOR PROPERTY AT:

Commissions shall be payable by owner on a new lease (hereinafter "Lease") by and between Owner and The State of Michigan (hereinafter "The State"), in accordance with the following rates:

This contract has a set commission rate, not to exceed five percent (5%).

All Brokers performing services will permit their commission rate to be negotiated with the Lessor at the end of the project, but will not exceed five percent (5%) and can ONLY be applied to the first five years of any lease's Base Rent.

Base Rent is defined as the net rate of the lease and excludes adjustments, utilities, amortized tenant improvements, and any charge that is not rolled into the long term flat annual rate of the lease.

The Brokers portion of the project will be considered complete once a lease is executed by the Lessor and approved by the Michigan Office of the Attorney General. Lessors are not obligated to pay a commission until rent is authorized by the State.

Additional Commission Rate Provisions:

- Final negotiated compensation to Broker shall be disclosed to the State prior to Lease award.
- Broker is authorized to divide compensation with other brokers in any manner acceptable to Broker.
- In the event that the State elects not to lease Property during the term hereof or otherwise cancels this agreement, the State is under no obligation to pay a Broker fee or any other compensation.

APPROVED this day of _____.

BROKER The Miller Group of Saginaw, Inc.
Licensed Real Estate Broker

By: Larry C Miller
Print Name: Larry C. Miller
Title: President

OWNER:
Title:

By:
_____
Print Name:
Title: