

Keystone Realty U.S.A.
Commercial

Originating Office Address: _____

COMMISSION FEE AGREEMENT
Lease of Property

Property Address: _____

Space Description: _____

Landlord: _____ Agent/Broker: _____

Tenant: _____ Agent/Broker: _____

The undersigned Landlord and Broker agree as follows:

That Keystone Realty U.S.A. is the sole Broker that brought about the above captioned Lease Agreement and is identified as the Broker of Record.

That the commission fee to be paid to Keystone Realty U.S.A., per the attached schedule, is in the amount of:

_____ Dollars.

That the commission fee is due and payable to Keystone Realty U.S.A. upon lease signing, except for willful default of the Landlord, that, then and in such an event the commission fee shall become due and payable to Keystone Realty U.S.A. on demand.

That a further commission fee will be due if the Tenant exercises any right or option to renew or extend the term of the lease or enter into any new lease, extension, renewal, expansion or other rental agreement with the Landlord.

This agreement and the resulting subsequent Real Estate Commission ("fee") are governed by the Laws of the State of New York. The Landlord, or his/her attorney, agree to notify Keystone Realty U.S.A. of the time and place of lease signing and invite the Broker to attend the lease signing at least forty-eight (48) hours in advance. The undersigned represents that the subject property is owned by a corporation, partnership or the undersigned individual and that the undersigned is duly authorized to enter into this agreement on their behalf.

This agreement is executed this _____ day of _____ 20_____.

ACKNOWLEDGED & ACCEPTED BY:

Landlord

Agent / Broker-Keystone Realty U.S.A.