

CO-BROKER COMMISSION AGREEMENT

THIS AGREEMENT, made this _____ day of _____ 2008 by and between _____ (hereinafter called "Seller") and _____ (hereinafter called "Co-Broker") and TRI-OAK COMMERCIAL GROUP, INC., (hereinafter called "Broker"). _____ and TRI-OAK COMMERCIAL GROUP, INC., will hereinafter be called "Brokers".

WITNESSETH:

WHEREAS, on the _____ day of _____ Seller and _____ (hereinafter called "Purchaser") plan to enter into a Sales Agreement covering the Premises known as a _____ square foot _____ retail facility located at _____, _____ County, _____;

WHEREAS, Seller recognizes that valuable services have been rendered by the Broker in securing the said Sale Agreement;

NOW, THEREFORE, in consideration of and in compensation for services rendered by the Brokers in securing the aforesaid Sale Agreement, the parties hereto do agree to the following:

1. Seller shall pay to Broker a commission in an amount equal to _____ DOLLARS (_____ %) of the final purchase price. The total of such commission is to be paid by Seller to Broker at closing. Brokers agree to split the commission, as follows: _____ % to Broker, and _____ % to Co-Broker.
2. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective transferees, representatives, successors, heirs or assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first written above.

SELLER: _____

By: _____

BROKER: TRI-OAK COMMERCIAL GROUP, INC.

By: _____

CO-BROKER: _____

By: _____