



USA MANAGEMENT

35110 Euclid Ave.
Willoughby, Ohio 44094
Phone - 440-942-8770
Fax - 440-918-1949

**USA MANAGEMENT AGREEMENT
AS AGENT FOR:**

Property Owner

Date: _____

Broker: _____

Address: _____

Property: _____

Prospective
Tenant: _____

In the event that a lease on this property is consummated with the prospective tenant within (30) days of this agreement the following commission shall be paid by the *ownership entity of the property* (Landlord) to Broker as follows:.

1. 3% of the minimum rent for the primary lease term up to the sooner of (60) months or right of termination.
2. Payment due upon the occurrence of the succeeding items:
 - a. First rent payment received when due per the lease
 - b. Tenant must be in occupancy
 - c. Lease commencing without tenant dispute
3. Any rent assumed will be subtracted from minimum rent.
4. 3% of sale price in the event of any property sale to a maximum sales price of \$1,000,000.00

Please indicate your acceptance of this agreement by signing below and returning one copy of this agreement to me at your earliest convenience.

Charles M Andrews, Sec. Treas.

Date

Broker

Date