



**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. Current net charges will be subtracted from gross rent leases.
5. 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