

AMBK Companies
Real Estate Commissions Policy

It is the policy of AMBK Companies to invite licensed real estate brokers to procure tenants to lease property owned by AMBK OR A RELATED ENTITY. Procurement is defined as a broker who: (a) makes a physical introduction of the client to the designated representative of AMBK Companies, (b) is acknowledged by the tenant, in writing, as its representative broker, and (c) makes a fully acceptable offer for the lease of the property.

A commission will be paid to the broker for procuring a tenant as set forth below.

■ 2.5% of base rental rate for the first term, maximum of five (5) years; 1.25% of the base rental for the second five (5) years, if applicable.

■ Commissions payable - one-half paid upon execution of the lease and one half upon tenant occupancy, unless a new building is being constructed and then on a case by case basis. Broker to provide invoice for payment.

■ No additional commission will be paid on any subsequent lease, option or renewal, after the commission has been paid for the initial term.