

◆ **TRADECENTER 128 COMMISSION SCHEDULE** ◆

Cummings Properties is delighted to work with the brokerage community, and is offering a \$1.50 per square foot commission to licensed Massachusetts real estate brokers for all TradeCenter 128 leases registered after June 1, 2008 and consummated before the end of 2008, at the building's published rates (currently \$28 to \$34 per square foot).

Cummings Properties will pay 50% of the commission due within 48 hours after full execution of the lease, and receipt of all up-front payments due from tenant including the security deposit and first month's rent, expiration of any contingencies in the lease and receipt of an invoice for brokerage. The remaining 50% of the commission will be paid within 48 hours after tenant has completely moved into the leased premises. The \$1.50 per square foot commission will be paid for each year of the initial lease term, up to a total five-year maximum term. Commissions are not due for any rent-free period(s) or any period subject to any form of lease cancellation provision.

All prospects must be registered in person, directly with a member of Cummings Properties' operations or leasing staff, specifically identifying the prospect, the facility requirement, etc., prior to showing the prospect any Cummings Properties space and prior to any other contact between the prospect and Cummings Properties.