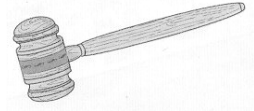


SHERIDAN

& ASSOCIATES AUCTIONEERS, REAL ESTATE BROKER, APPRAISERS, LLC

(937) 767-2021

www.SheridanTeam.com



AUCTION COMMISSION PARTICIPATION FORM

*****FOR LICENSED REAL ESTATE AGENTS ONLY*****

1. The licensee must be actively licensed in the state in which the auction takes place. No commission will be shared with a non-licensed individual or firm.
2. The participating licensee **must register** his/her prospective bidder, on this approved form, prior to the prospective bidder's inspecting the property or making contact concerning the auction through SHERIDAN & ASSOCIATES, Auctioneers, Real Estate Broker, Appraisers, LLC.
3. The participating licensee must attend all viewings of property and the Auction with the prospective bidder and follow through to closing, to share a commission.
4. The participating licensee must register the prospective bidder at least **24 hours prior** to the Auction.
5. The participating licensee acknowledges receipt of this Agreement and of Auction Bidder Package.
6. This Agreement must include a signed **Agency Disclosure Statement** showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.
7. The participating licensee must submit on this form on Item 8 below an **opening bid** on his/her client's behalf. If no opening bid is submitted with this form, a one percent (1%) commission (less pro-rated share of advertising and promotion expenditures) will be paid to the participating licensee.
8. Commission participation on this property will be offered to the successful bidder's representative based on the following scale:
3% OF YOUR BIDDER'S WRITTEN OPENING BID OF \$ _____ (THIS LINE MUST BE COMPLETED)
1% OF EACH DOLLAR BID THEREAFTER
LESS PRO-RATA SHARE OF ADVERTISING AND PROMOTION EXPENDITURES, if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction day.

PLEASE NOTE: SHERIDAN & ASSOCIATES is happy to split a commission with any Broker who develops a purchaser for this auction; however, we do reserve the right to disallow commission participation for any purchaser with whom we have already developed contact prior to the submission of this form, and, in particular, when the purchaser (during communications with Sheridan & Associates) did not declare representation by a qualified Agent or Broker.

Property Identification:

TRACT(S) _____ CONTAINING _____ ACRES
SOUTH VIENNA, OH 45369

Auction Date:

THURSDAY, OCTOBER 30, 2008 AT 4:00 PM
SPRINGFIELD/CLARK CO. SHRINE CLUB
(please indicate)

Prospective Bidder (Print)

Prospective Bidder (Signature)

Participating Licensee (Print)

Participating Licensee (Signature)

Real Estate Company _____

Telephone: _____

Fax: _____

Date: _____

Time: _____

This agreement accepted by SHERIDAN & ASSOCIATES, Auctioneers, Real Estate Broker, Appraisers, LLC this _____ day of _____, 2008.

By: _____, Member