



BROKER REGISTRATION FORM

Broker Information

BROKER/AGENT: _____
COMPANY NAME: _____
COMPANY ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
REAL ESTATE LICENSE NUMBER: _____ BROKER LICENSE NUMBER: _____
OFFICE PHONE: _____ FAX: _____
E-MAIL ADDRESS: _____

Client (Buyer/Bidder) Information

CLIENT NAME: _____
COMPANY NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
OFFICE PHONE: _____ FAX: _____
E-MAIL ADDRESS: _____

PROPERTY DESCRIPTION:

15 Century Drive, Greenville, SC
+/- 4,856 square foot office building on 0.82 acres
Further described as Greenville County, SC Tax Map #: 0193.03-02-009.03

Please refer to the Broker Participation Guidelines below for clarification and instruction.

BROKER PARTICIPATION GUIDELINES

- 1) A **Three Percent (3%)** commission of the total contract price will be paid to any properly licensed real estate broker whose client is the successful purchaser of the property (s) and who follows the guidelines as outlined below. This client must successfully close on the property(s) and must pay the total contract price for the property(s) in U.S. funds.
- 2). In order to be entitled to any commission, the broker must:
 - A. Register his or her client by filling out the Broker Registration Form in full, including the signature of the client on the form.
 - B. Submit the Broker Registration Form via mail to: **The Lyons Group, LLC, 812 East Main Street, Spartanburg, SC 29302** or via fax to (864) 583-0059 for **receipt before the deadline of 5:00 p.m. EST, June 20th, 2007**. Broker forms arriving after the deadline will not be honored. Broker registration forms sent anywhere other than the above address and fax number will not be honored.
 - C. Assist your client in filling out all pertinent data and forms to submit their bid.
 - D. Abide by the guidelines outlined herein.

3). The broker, by placing his or her signature below, certifies, agrees, and acknowledges that:

A. The broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Seller.

B. No commission will be paid to any broker acting as a principal in the purchase of the property. An affidavit stating that neither broker, nor any of his employees or agents, nor any member of his immediate family is a principal will be required.

C. The broker's commission will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.

D. Only the first registration of a prospective client will be accepted and honored.

E. The commission will be payable only at closing and will be disbursed by the escrow agent.

F. The broker will hold harmless and indemnify The Lyons Group, LLC from any and all claims with regard to such commission.

G. The broker will be paid a commission only as set forth under these guidelines and only as pertaining to the specific property(s) being auctioned.

H. The broker will not receive a commission without the signature of the client on the Broker Registration Form.

I. The broker will be representing the buyer/bidder (client) listed above as his or her agent.

J. The broker is not a subagent of The Lyons Group, LLC and represents his or her client (buyer/bidder) as a buyer's broker.

K. This form consists of two pages and the broker acknowledges that he/she has received all two pages.

Buyer / Bidder Signature _____ Date: _____

Broker / Agent Signature _____ Date: _____

OFFICE USE ONLY

Received and Accepted by The Lyons Group:

Signature: Bobby Lyons, BIC

Date

Time