

CAROLINA AUCTION TEAM, INC.

Across the Southeast, Successful Real Estate Marketing, Sale After Sale After Sale

RE: AUCTION EVENT OF "CAROLINA WALK" AND "CAROLINA WALK PARK",
COLUMBIA, SC, SELLING ON SITE, SATURDAY, JULY 26, 11:01AM

BROKER PARTICIPATION AGREEMENT

Broker participation in this auction event is welcome, subject to the terms and conditions of this agreement.

THE PARTICIPATING BROKER'S RESPONSIBILITIES ARE:

- . Broker must register prospect on Broker's letterhead & prospect must sign broker's registration
- . Broker must inspect the premises with the prospect, sign in with the prospect during a scheduled open house & attend the auction event with prospect
- . All registrations accepted by auction company will be acknowledged by mail or fax; each acknowledged Broker must bring his/her registration acknowledgement to the auction for registration verification purposes
- . The letter of registration must be delivered or faxed to Carolina Auction Team, Inc. not less than 24 hours prior to the auction event. Each registration will be stamped and dated upon arrival at our office. In the event of a duplicate registration – the Broker who files the first fully completed prospect registration will be considered the procuring Broker
- . No commission will be paid to a Broker acting as a principal either directly or indirectly through an affiliated company or entity of any form. No commission will be paid to Broker for any prospect which has previously been contacted by the Seller, contacted by the Seller's agent, who has called our office about this specific auction prior to notification from the Broker, attended any inspection prior to registration by Broker or is a customer listed on the Carolina Auction Team, Inc. mailing list for this transaction.
- . Referring/participating Broker must act as a buyer's agent and must provide an executed buyer's agency agreement to Carolina Auction Team, Inc. not less than 24 hours prior to the auction event. Broker must also provide a copy of Broker's license and Tax ID number to Carolina Auction Team, Inc., 24 hours prior to auction event. **NO EXCEPTIONS.**

Broker's initials

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The conduct of the auction event and increments of bidding are at the direction and discretion of the auctioneer. Seller and auctioneer reserve the right to refuse admittance or to expel anyone from the auction for any reason, including interference with auction activities, creating a nuisance, canvassing, soliciting or any other reason.

Announcements made from the auction podium on sale day take precedence over any printed material and information received from any other source.

THE BROKER'S PARTICIPATION/REFERRAL FEE WILL BE 2% OF BROKER'S CUSTOMER'S HIGH BID. Broker's customer is required to execute a Bidder's acknowledgement slip, standard form Carolina Auction Team, Inc. Contract of Sale and such other documents as all customers are required to complete by Carolina Auction Team, Inc. The referral fee will be paid only when referring Broker's customer closes on the transaction.

Agreed to as Terms and Conditions of participating in the auction event above cited as a referring Broker.

Brokers Company & Name

Mailing Address

Fax # & Email Address

License Number

Tax ID Number

Brokers Referral is hereby acknowledged

This _____ day of _____, 2008

By: _____