

# EXHIBIT K

September 14, 2004

Invoice # 41044-1

Egreetings  
Three American Road  
Cleveland, OH 44144

*Remit with copy of invoice to:*  
**BT Commercial**  
1650 Technology Drive, Suite 600  
San Jose, CA 95110

Attention: Colleen Williams

Salesperson(s): Jim Chesler & John Chamberlain

Commission for negotiating and consummating the lease termination of Egreetings of office space located at 149 New Montgomery Street, San Francisco, California.

Commission Computation:

Total Commission -- Per Agreement \$127,209.78

**Total Commission Now Due BT Commercial \$127,209.78**

Thank You!

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