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**AAGR Realty Management LLC**

*The Homeowner's Source of Solutions*

70 East Sunrise Highway, Suite 809 Valley Stream NY 11581  
Phone: 516-887-7725 Fax: 516-887-7780

**COMMISSION AGREEMENT**

DATE: 5/15/02

It is hereby agreed by EFFINGHAM JAMES ("Seller")

Residing at 119-47 166th STREET, JAMAICA NY 11434, that

AAGR Realty Management and BARBARA WALDRON MULZAC ("Agent")

Shall be entitled to receive a commission in the sum of \$ 59,000.00 dollars

For the role in bringing about the sale of the said premises located at:

119-47 166th STREET JAMAICA NY 11434

The seller represents that he/she is the legal owner of, or has the legal authority to sell the above property and thereby indemnifies the broker of all liabilities that may arise out of the stated or implied representation.

It is further agreed that the said commission is due and payable only if, as and when title is conveyed, except as a consequence of wilful default of the seller, at which the said commission become due and payable.

Effingham James  
Barbara Waldron Mulzac  
Seller

5/29/02  
Date

Liam Henry  
Broker/Manager

5/29/02  
Date