

Schedule of fees, effective March 1, 2007:

For full management of building, which includes all of the following, MBT Services Corporation will charge 7% of the gross rents:

1. RENT COLLECTION. MBT Services Corporation will collect all rent and other income when due and will deposit said revenues in a special bank account maintained by MBT Services Corporation for each property. We will handle all late rent notices, five-day notices and eviction proceedings, if necessary. Any security deposits received will be kept in an account separate from building income. While careful tenant screening minimizes payment problems, MBT Services Corporation retains an experienced eviction attorney, whose fees and expenses will be billed separately.
2. BILL PAYMENT. All expenses incurred by the building will be paid out of the checking account maintained by MBT Services Corporation for that property. Assuming sufficient cash flow, MBT Services Corporation will be responsible for the timely payment of all bills, tax and mortgage payments.
3. TENANT REQUESTS. MBT Services Corporation will act as liaison between tenant and Owner. We will respond to tenant requests and complaints and will coordinate resolution of same with tenant.
4. MAINTENANCE/REPAIR. MBT Services Corporation employs experienced and qualified maintenance/repair personnel on a full-time basis. All maintenance and repair work will be billed separately. MBT Services Corporation maintenance personnel will be billed at \$24.00 per hour and repair services will be billed at \$28.00.

We maintain relationships with outside contractors for major repairs. The Owner will be consulted before any major repairs are undertaken. The Owner contracts with and pays directly any outside contractors.

5. ACCOUNTING. Computer-generated Income Statements and Cash Flow Statements will be prepared at each month-end and be provided to the Owner. Detailed explanations of any out-of-ordinary expenses will be included with the month-end reports.

MBT Services Corporation will also lease apartments, which includes our advertising the apartment, screening tenant applications and arranging for credit checks. Once an Owner has approved a tenant, we will prepare the lease, acquire signatures and work with tenant on moving-in details. MBT Services Corporation is currently charging one month's rent as our leasing commission. There is a \$25.00 fee for renewal leases.