

ORIGINAL

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA
WEST PALM BEACH DIVISION

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COMMISSION
CLERK

IN RE:
EPICUS COMMUNICATIONS
GROUP, INC.,

CASE NO. 04-34915-BKC-PGH
CHAPTER 11

Jointly Administered

Debtor.

IN RE:
EPICUS INC.,

CASE NO. 04-34916-BKC-PGH
CHAPTER 11

Debtor.

**ORDER GRANTING DEBTOR'S MOTION TO APPROVE LISTING AGREEMENT
WITH TRAMMELL CROW TO LOCATE A SUB-TENANT FOR DEBTOR'S
BUSINESS PREMISES**

THIS CAUSE came on to be heard on June 2, 2005, in West Palm Beach, Florida, upon the Debtor, EPICUS, INC.'s Motion to Approve Listing Agreement With TRAMMELL CROW SERVICES, INC., a Real Estate Broker, to Locate a Sub-tenant for Debtor's Business Premises (the "Motion") and Landlord, CRT Properties, Inc. f/k/a Koger Equity, Inc.'s Reservation of Rights in Connection with Debtor's Motion to Approve Listing Agreement with Trammell Crow to Locate

CMP _____
COM _____ a Sub-tenant for Debtor's Business Premises (the "Objection"), and the Court having heard argument
CTR _____ of counsel and being fully advised in the premises, thereupon

ECR _____
BCL _____ ORDERS AND ADJUDGES that:

OPC _____ 1. The Debtor's Motion to Approve Listing Agreement With Trammell Crow Sevices, Inc.,
MMS _____ a Real Estate Broker, to Locate a Sub-Tenant for Debtor's Business Premises is hereby granted.

RCA _____
SCR _____ 2. The Debtor is authorized to enter into a Listing Agreement with Trammell Crow to locate

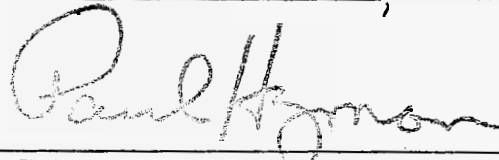
SEC 1
OTH Grant

a sub-tenant for 5,000 square feet.

3. The Debtor is authorized to pay a Real Estate Commission to Trammell Crow based upon 7% of the full gross rent payment received by the Sublessor if the transaction is co-brokered and 4% if the transaction is not co-brokered.

4. The relief granted herein is subject to the rights of the Landlord, CRT Properties, Inc. f/k/a Koger Equity, Inc. to object to any sublease the Debtor seeks to enter into pursuant to the terms of the Lease and First Amendment to Lease Agreement.

ORDERED in the Southern District of Florida on June 2, 2005. (56)



PAUL G. HYMAN
UNITED STATES BANKRUPTCY JUDGE

Copies furnished:

Alvin S. Goldstein, Esquire
Furr and Cohen, P.A.
Attorneys for Debtor
2255 Glades Road, Suite 337W
Boca Raton, Florida 33431

Attorney Goldstein is directed to serve a conformed copy of this Order upon the 20 largest unsecured creditors and all parties filing a notice of appearance on the attached matrix and to file a certificate of service with the Court.

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