



CONFIDENTIALITY AGREEMENT

In evaluating a potential purchase of real estate known as: _____ located at _____, (Property) the undersigned prospective purchaser (Purchaser Name),

_____ , has requested certain information from Sauve Riegel, Inc. ("Broker"). As a condition to the undersigned's receipt of such information, the undersigned agrees to treat any information concerning the Property (whether prepared by the Owner, its advisors or otherwise) which is furnished to the undersigned by or on behalf of the Owner or others (all such material, collectively, the "Property Information") in accordance with the provisions of this Confidentiality Letter Agreement and to take or refrain from taking certain other actions herein set forth.

The undersigned hereby agrees that the Property Information will be used solely for the purpose of evaluating the Property, that such information will be kept confidential by the undersigned and its advisors and that the undersigned will not disclose or cause to be disclosed to any person, firm or entity whatsoever; provided, however, that (i) any such information may be disclosed to the undersigned or its directors, officers, employees, affiliates and representatives of its advisors who need to know such information for the purpose of evaluating the potential purchase of the Property and who have agreed to be bound by the terms of this Confidentiality Letter Agreement and the undersigned will be responsible for any unauthorized disclosure by them of any Property Information, and (ii) any disclosure of such information may be made to which the Owner consents in writing. The undersigned agrees that the terms of this Confidentiality Letter Agreement will apply to any and all Property Information, whether disclosed to the undersigned before or after the date of this Confidentiality Letter Agreement, and agree to abide by such terms with respect to any such Property Information.

Although the Broker and Owner have endeavored to include the Property Information known to them which they believe to be relevant for the purpose of the undersigned's investigation, the undersigned understands that neither the Owner nor any of its representatives or advisors have made or make any representation or warrant as to the accuracy or completeness of the Property Information. The Owner, its representatives or advisors, and Broker shall be held harmless to the accuracy of the enclosed information.

The undersigned agrees that that all property showings and negotiations shall be conducted exclusively through the listing broker, Sauve Riegel, Inc. The undersigned Buyer's broker agrees to a co-operating broker fee for the sale of the building equal to two (2.5%) percent of the sale price.

Please acknowledge the undersigned's acceptance of this Agreement by returning one (1) signed copy to: Sauve Riegel, Inc., attn: _____ , 12 South Raymond Avenue, Suite A, Pasadena, California 91105, (626) 585-4321, facsimile (626) 683-3990.

Confirmed, Agreed to and Accepted:

Purchaser Signature: _____
Name: _____
Address: _____
Telephone: _____
Email Address: _____

Date: _____

Cooperating Broker Signature: _____
Name: _____
Address: _____
Telephone: _____
Email Address: _____

Date: _____