



## CONFIDENTIALITY AGREEMENT

**RE: 1700 Duke Street Alexandria, Virginia (the "Property")**

Dear Investor:

SRS Real Estate Partners ("SRS ") is acting as the exclusive agent in the sale of the above referenced Property. The above referenced Property's owner is making you aware of this investment opportunity as well as making available to you and certain of your employees and representatives (hereinafter all together referred to as "Recipient") certain information, data and documents (collectively, the "Information") which SRS Real Estate Partners [and Owner] consider to be proprietary and confidential in nature. Accordingly, in consideration of being given such access, Recipient hereby agrees as follows:

1. That Recipient will treat the Information (and the fact that the same is being disclosed to Recipient) as being strictly confidential;
2. That Recipient will not directly engage in conversation/communication with any Tenant within the premises unless a representative of SRS is a party to that conversation or communication.
3. That Recipient will not disclose the Information (or any of the content thereof), except to those employees, representatives, consultants and professional advisors of Recipient who have a legitimate need to review or know same and who have, prior to disclosure, agreed in writing to be bound by the terms of confidentiality set forth herein;
4. That Recipient will not make additional copies of the Information or allow copies thereof to be made, except for use exclusively by persons described in paragraph 3 above;
5. That Recipient, and the persons described in paragraph 3 above, will use the Information solely for the purpose of pursuing the acquisition of the above referenced Property.
6. That the Information will not be retained by Recipient or by the persons described in paragraph 3 above, after the use thereof is no longer required, and all written materials will be either destroyed or returned to SRS upon written request by SRS .
7. That Recipient acknowledges it is acting solely on its own and has not retained or authorized a broker to assist it in evaluating the Property; and will not, under any circumstances whatsoever, make any claim against Owner or SRS for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Property.
8. That Recipient will not contact the lender of the above referenced Property without written permission from Owner.
9. This agreement shall automatically terminate one year from the date of execution.

Please indicate Recipient's agreement to, and acceptance of, these terms of confidentiality by counter-signing the enclosed copy of this letter where indicated and returning it to me at your earliest convenience.

By executing this letter, Recipient warrants and represents to SRS and Owner that Recipient is not represented by any real estate broker in connection with its interest in the Property, or if Recipient elects to be represented by any real estate broker Recipient shall compensate such broker.

**Accepted and Agreed To This \_\_\_\_\_ Day of \_\_\_\_\_, 2021.**

**Signature:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Company:** \_\_\_\_\_