

## **CONFIDENTIALITY AGREEMENT**

Seller has retained RIVERWEST REAL ESTATE GROUP as exclusive advisor for the sale of the above referenced property. This Offering Memorandum has been prepared by RIVERWEST REAL ESTATE GROUP for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related hereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, RIVERWEST REAL ESTATE GROUP and designated sources and are based upon assumptions relating to the general economy, competition and other forces beyond the control of the Seller and are therefore subject to variation.

No representation is made by Seller or RIVERWEST REAL ESTATE GROUP as to the accuracy or the completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property.

**Although the information contained herein is believed to be correct**, Seller and its employees, disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, RIVERWEST REAL ESTATE GROUP, Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of the preparation of the investment offering memorandum have remained the same. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and RIVERWEST REAL ESTATE GROUP each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate the discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by the Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained the agreement of confidentiality) without prior written authorization of Seller and RIVERWEST REAL ESTATE GROUP and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller, Seller's tenants or RIVERWEST REAL ESTATE GROUP.

The term of this agreement shall be for the latter of (i) six (6) months, or (ii) until such a time that Seller no longer owns the Property. Seller and tenants of the Property are intended third party beneficiaries of this Agreement.

Riverwest Real Estate Group, Inc.

By: 

Name: Jason Caplan

Title: Principal / Managing Broker

Date: December 15, 2023