

ATLANTIC

Commercial Group, Inc.®

Licensed Real Estate Brokers

ATLANTICCG.COM

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Delray Beach, FL 33483
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CONFIDENTIALITY/NON-DISCLOSURE AGREEMENT

This is a Request for Informational Materials that have been prepared regarding the sale of Miner's Plaza, Fort Myers, FL ("Property") and _____ ("Prospective Purchaser") and _____ ("Co-Broker") and its limited use in considering its interest to purchase the Property located in Fort Myers, Florida from ("Owner").

The Informational Materials, which contain certain confidential information relative to the business and affairs of the Property, as well as other information that may be pertinent to the sale of the Property or specific information requested by Prospective Purchaser, have been prepared by the Owner and Owner's Broker, Atlantic Commercial Group, Inc. ("ACG"). The Informational Materials do not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner nor ACG make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Informational Materials or their contents and no legal liability is assumed or justified with respect thereto.

By executing this Agreement, Prospective Purchaser agrees that: it will hold and treat the information contained in the Informational Materials in the strictest of confidence; it will not disclose or permit anyone else to disclose the contents of the Informational Materials to any other entity without prior written authorization of ACG; it will not permit the Informational Materials or its contents to be used in any fashion or manner detrimental to the interest of the Owner; it will not photocopy or duplicate the Informational Materials without prior written consent of ACG; it shall not disclose or discuss the sale of the Property with any of the staff or tenants at the property without the prior written consent of ACG; it will indemnify, defend and hold harmless the Owner and ACG from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than ACG.

The undersigned Prospective Purchaser acknowledges that the Owner shall have no obligation to Prospective Purchaser unless and until a written agreement embodying all the terms and conditions of the proposed sale is executed and delivered by Owner and by Prospective Purchaser and in such event, Owner's only obligation to the Prospective Purchaser will be as, and to the extent, if any, provided in such written agreement.

The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. The Informational Materials shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of the preparation of the Informational Materials.

Prospective Purchaser also agrees that if they choose not to pursue or discontinue negotiations leading to the purchase of the Property, they agree to return all Informational Materials to ACG immediately.

Acknowledged and Agreed on this ____ day of _____, 2024.

Prospective Purchaser/Entity (Print Name)

Co-Broker (Print Name)

Authorized Signatory for Purchaser/Entity

Authorized Signatory for Co-Broker

Street Address

Street Address

City, State and Zip Code

City, State and Zip Code

Phone/Fax Numbers

Phone/Fax Numbers