



EMMCO REALTY GROUP

COLDWELL BANKER COMMERCIAL  
EMMCO REALTY GROUP  
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## CONFIDENTIALITY STATEMENT

### BP Products North America Inc. Ground Lease Middleburg Heights, OH

BP Products North America Inc. Ground Lease—17810 Bagley Rd., Middleburg Heights, OH

Coldwell Banker Commercial EMMCO Realty Group (“CBC EMMCO”) has in possession certain confidential information provided by **Manlaw Investment CO., LTD** (“Owner”) with respect to the offering for sale of the BP Products North America Inc. Ground Lease **located at 17810 Bagley Road in Middleburg Heights, Ohio** (the “Property”). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of the Owner’s interest in the Property to the “Prospective Purchaser” be directed to CBC EMMCO. In no event shall the Prospective Purchaser or any of its agents or contractors contact any tenant of the Property or any governmental authority concerning the Property, or make any physical inspection or testing of the Property, without the prior consent of CBC EMMCO or Owner.

CBC EMMCO has available for review certain information (“Confidential Information”) concerning the Property. The Confidential Information is intended solely for Prospective Purchaser’s own limited use in considering whether to pursue negotiations to acquire the Property. On behalf of the Owner, CBC EMMCO may make such Confidential Information available to Prospective Purchaser upon execution of this Confidentiality Agreement, which is neither an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been provided by the Owner or the Owner’s agent. It does not purport to be all-inclusive or to contain all the information which the Prospective Purchaser may require or desire. Neither CBC EMMCO nor Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

The information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone to disclose the Confidential Information to any person, firm or entity without prior authorization of the Owner and CBC EMMCO, except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order (and the Prospective Purchaser shall obtain the agreement of any parties to which Confidential Information is to be disclosed to be bound by the terms of this letter). Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with Prospective Purchaser at any time with or without notice. This agreement shall expire after two years.

Each Office is Independently Owned and Operated.

The only party authorized to represent the owner of the Property to a Prospective Purchaser is CBC EMMCO, and the Owner shall not be obligated to pay any fees or commissions to any other advisor, broker, or representative.

Prospective Purchaser acknowledges they are undertaking investigation of the Property at their sole risk and that under no circumstances will any amounts expended for due diligence investigation or review be paid or reimbursed by Owner or CBC EMMCO.

**AGREED TO AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.**

**PURCHASER**

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

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

E-mail Address: \_\_\_\_\_

Name (printed): \_\_\_\_\_ Title \_\_\_\_\_

**BROKER:**

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

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

E-mail Address: \_\_\_\_\_

Name (printed): \_\_\_\_\_ Title \_\_\_\_\_

**PLEASE SCAN AND EMAIL TO [Jeffrey@EmmcoRealtyGroup.com](mailto:Jeffrey@EmmcoRealtyGroup.com)**