



**Re: 14513 & 14520 Milverton Rd., Cleveland, OH/3030 & 3034 South Moreland Blvd.,
Cleveland, OH 44120**

THIS IS A CONFIDENTIAL MEMORANDUM. On behalf of the Seller, Broker may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Seller of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Seller of the Property enters into a formal binding agreement of sale.

By receipt of this Confidential Information, you agree that the memorandum and contents are confidential, that you will hold and treat it in the strictest confidence, that you will not directly or indirectly disclose or permit any individual to disclose the memorandum or contents to any other person, firm, or entity without the prior written consent of Seller. Further, you state that you will not use or permit the use of this Confidential Information in any fashion or manner that may be deemed detrimental to the Seller or their interests. Photocopying or duplication of Confidential Information is prohibited. If you do not wish to pursue acquisition negotiations, you hereby agree to return all Confidential Information.

The Confidential Information contains selected information pertaining to the business and affairs of the Seller, and has been prepared by Broker, primarily from information supplied by the Seller or the Seller's agent. It does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither Broker, nor the Seller 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. All parties are encouraged to conduct their own due diligence.

THE SELLER RESERVES THE RIGHT AT ITS SOLE DISCRETION TO ACCEPT OR REJECT ANY OR ALL PROPOSALS AND EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.



By signing below, you represent and warrant to the other parties that (a) You have read, understand and agree to the terms of this Agreement, (b) all information you have provided is complete and accurate, and (c) you have all rights and authority necessary to enter into and perform under the Agreement.

Agreed to and Accepted by Principal Below:

Signature: _____

Date: _____

Name: (Print) _____

Company: _____

Phone Number: _____

Address: _____

E-Mail Address: _____

City/State/Zip: _____

Listing Broker(s):

Wes Purvis

Keller Williams Greater Cleveland Northeast

KW Commercial

7400 Center St

Mentor, OH, 44060

Phone: (216)245-5478

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