



[Enter Date]

[Enter Name]

[Enter Company]

[Enter Street Address]

[Enter City, State, Zip Code]

CONFIDENTIALITY AGREEMENT:

Re: [Enter property address]

This Confidentiality Agreement is to be signed by the parties hereto prior to the release of proprietary information. The proprietary information is intended solely for the limited use by the parties hereto in considering whether to pursue an offer to acquire the subject property located at 4317 U.S. 36, Piqua, Ohio.

The property information contains brief, selected information pertaining to the attributes of the subject property. It does not however, purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire or require. Ownership, nor any of its officers, employees or agents (hereinafter collectively referred to as "Owner") do not make any representation or warranty, express or implied, as to the accuracy or completeness of this information, and no liability or any kind whatsoever is assumed by Owner with respect thereto.

By acknowledgement of receipt of the proprietary information, Principal and Broker agree that the proprietary information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it is the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose the proprietary information to any other person, firm or entity, without prior written authorization of Owner. Principal and Broker further agree that they will not be duplicated, photocopied or otherwise reproduce the proprietary information in whole or in part or otherwise use or permit it to be used in any fashion or manner detrimental to the business or property or the interest of Owner.

Both Principal and Broker hereby agree to indemnify Owner from any loss or damage, which Owner may suffer as a result of the undersigned's breach of the term and conditions of this Confidentiality Agreement.

Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expression of interest in this property and to



terminate discussions in connection therewith with any party at any time without notice. The proprietary information shall not be deemed to represent 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 preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent that the information is true or correct. You are advised to verify information independently.

The Owner reserves the right to make any change, to add, delete, or modify the information or to withdraw the property from consideration at any time, without notice. The proprietary information is not to be construed as an offer, an expression of intent, an obligation, or as part of any contract or commitment, to sell the property.

Furthermore, the inclusion or exclusion of information relating to asbestos or any other hazardous, toxic or dangerous chemical items, waste or substance (hereinafter collectively referred to as "Waste") relating to the property shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its agents as to the existence or nonexistence or nature of waste in, under or on the property, or to create legal and/or economic obligations upon the Owner, and/ or other holder of interest in the property or a part thereof.

Please acknowledge your consent and agreement to the foregoing by signing and returning a duplicate copy at which time the same shall constitute a binding Agreement between the parties. Industrial Property Broker's fax number is 937.660.6912, attention: Tim Echemann, or it can be emailed to techemann@IPBIndustrial.com. I can be contacted directly at 937.658.4403.

ACKNOWLEDGED, AGREEED AND ACCEPTED:

By: _____ Company _____

_____ Address, City, State, Zip Telephone Email Address

PLEASE PRINT ALL INFORMATION CLEARLY