

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Jack Bradley Realty as agent for buyer or seller, in connection with possible sale of 908 Main St. Marblehead Ohio, 43440, and Lake Point Motel will provide proprietary information regarding the property, business, financial condition, operations, and prospects for future growth.

In consideration, the undersigned agree and accept the following:

- ◆ All ***propriety information*** furnished will be deemed ***confidential***. Propriety information does not include any information which is or becomes generally available to the public. Because both parties involved may learn propriety information from one another therefore both parties shall recognize and treat all propriety information as confidential.
- ◆ Not to reveal to anyone, except for immediate advisors and fiduciaries, said propriety information provided by Jack Bradley Realty, and further to restrict these immediate advisors and fiduciaries to terms of this non-disclosure and confidentiality agreement
- ◆ Seller may require, and Buyer will provide, currant financial and/or financial qualification profile before propriety information is provided
- ◆ All any proprietary information provided, including extracts, will not be copied and shall be returned and/or destroyed upon termination of negotiation.
- ◆ "Notice not to proceed" shall be promptly provided, with return all the proprietary information.
- ◆ Contact of business or property owner (s), employees, suppliers, competitors, attorney, accountant, or customers is prohibited, without written approval.
- ◆ Jack Bradley Realty Company, on behalf of it's principle, is the first and only agency providing propriety information and shall be held harmless for contents of propriety information.
- ◆ Jack Bradley Realty makes no representation or warranty (implied or expressed) as to the accuracy or completeness of propriety information being provided. Additional due diligence is recommended.
- ◆ The parties will construe ***this agreement*** in accordance with the laws of the State of Ohio. Jurisdiction shall be Ohio, Ottawa County.

Please Print:

Brief description of information: Financial information and tax returns for Lake Point Motel.

Information conveyed by: Seller's agent, Len Partin Buyer's agent, _____

Information Provided to: _____ Date: _____

Agreed and Accepted By: X _____ Date: _____

Prospective Buyer's Signature

Agreed and Accepted By: X _____ Date: _____

Seller's Signature