

BUYER CONFIDENTIALITY AGREEMENT AND REQUEST FOR INFORMATIONAL MATERIALS

This is a Request for Informational Materials that have been prepared regarding the sale of the **9 KFC's in South Florida & Georgia** (hereafter referred to as "Property") and are intended solely for _____ ("Prospective Purchaser") and its limited use in considering its interest to purchase the Property.

The Owner and Capital Commercial Real Estate Group, Inc., the Exclusive Listing Broker for the Owner, have prepared 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. The Information Materials do not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner nor Capital Commercial Real Estate Group, Inc. make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Informational Materials nor their contents nor is legal liability 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 Capital Commercial Real Estate Group, Inc.; 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 Capital Commercial Real Estate Group, Inc. 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 Capital Commercial Real Estate Group, Inc.; it will indemnify, defend and hold harmless the Owner and Capital Commercial Real Estate Group, Inc. from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than Capital Commercial Real Estate Group, Inc.; it acknowledges that Capital Commercial Real Estate Group, Inc. is representing the Owner and only Capital Commercial Real Estate Group, Inc. shall receive compensation from the Owner unless this Agreement is accompanied by the Cooperating Broker Confidentiality and Registration Agreement at the same time.

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 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 Capital Commercial Real Estate Group, Inc. immediately.

ACKNOWLEDGED AND AGREED ON _____
Date

Prospective Purchaser/Entity (Print Name)

Authorized Signature for Purchaser/Entity

E Mail Address: _____

Street Address _____

Purchaser Entity (Print Name)

City, State and Zip Code

Phone Number

Facsimile Number

RETURN TO: Adam P. Von Romer, CCIM, Sales Manager
CAPITAL COMMERCIAL REAL ESTATE GROUP, INC.
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Hallandale Beach, Florida 33009
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Fax: (954) 455-3330
avonromer@ccim.net

DATE RECEIVED CAPITAL COMMERCIAL REAL ESTATE GROUP, INC. _____

APPROVED BY: _____

DATE APPROVED: _____