

Confidentiality Agreement

THIS CONFIDENTIALITY AGREEMENT (the "Agreement") is made on this ____ day of _____, 2018, by and between Sideline Properties, LLC, ("Seller") and _____ ("Prospective Purchaser"), for the property located at 4575 Whitehill Boulevard, Prince George, Virginia (the "Property").

It is understood and agreed by Prospective Purchaser that information will be given to Prospective Purchaser solely for the purpose of evaluating the Property, which is not generally available to the public. This information will be held in strictest confidence and that you will not disclose, directly or indirectly, the materials, documents or their contents to any other person without the prior written consent of Seller. Exceptions to this are Prospective Purchaser's attorney, accountant, lender or partners. All third party advisors shall be bound by this Agreement.

Prospective Purchaser acknowledges that all information has been provided to the Broker by the Seller and is deemed to be reliable, but not guaranteed. The Broker makes no representation or warranty as to the accuracy or completeness of the information supplied and Broker is acting solely as an agent for the Seller. Prospective Purchaser will not use these materials or information in any manner detrimental to the interest of the Seller.

Prospective Purchaser further acknowledges the following:

- Prospective Purchaser shall return the Confidential Information along with any copies or reproductions that Prospective Purchaser made.
- Under no circumstances will Prospective Purchaser contact the Seller or Seller's employees or visit the Property without the prior consent of Broker.
- Prospective Purchaser acknowledges that it is acting as a principal or an agent of the principal and not an agent of any other party. Prospective Purchaser shall indemnify and hold Seller and Broker harmless from and against any and all claims, cause of actions or liabilities including without limitation reasonable attorney's fees and court cost which may occur do to any claims for other real estate commissions, broker's fee or finder's fees in relation to the Property.
- This Agreement shall be binding for a period of three (3) years after executed by the Prospective Purchaser.

This Agreement shall be interpreted in accordance with the laws of the Commonwealth of Virginia and Seller has the right to enforce this Agreement to the fullest extent permitted by law. This Agreement may be amended only by the written agreement of all parties.

Name: _____

Print Name: _____

Date: _____

Phone #: _____

Email: _____

Purchaser's
Broker: _____

Print Name: _____

Company: _____

Date: _____