



POTENTIAL PURCHASER CONFIDENTIALITY AGREEMENT

Regarding your interest in and consideration of a possible purchase (the "Proposed Transaction") of a **Redevelopment Site consisting with a +/- 12,776 Square Foot Medical Building and a +/- 899 Square Foot Residential Building with three (3) folios on +/-1.4 acres of land located at 1050 N. Federal Highway, Hollywood, Florida, 33020** (the "Property"), certain information (the "Evaluation Material") will be provided to you which is either non-public, confidential or proprietary in nature, and which may be helpful to you in evaluating the Proposed Transaction. As a condition to furnishing you with the Evaluation Material, you agree to treat as confidential the information contained therein, as well as the existence, content and status of the negotiations (collectively, the "Negotiations") between you and Owner and to fully abide with the terms of this Agreement. You hereby agree that the Evaluation Material will be used solely to evaluate the Proposed Transaction and that the information will be kept confidential by you, your affiliates and your advisors. You will not disclose such information or cause it to be disclosed to any other party; provided, however, that it may be disclosed to your directors, officers, employees, financing sources, affiliates and representatives of your advisors (collectively, the "Representatives"), as may be necessary to evaluate the Proposed Transaction, which Representatives have agreed to be bound by the terms of this Agreement.

You acknowledge and agree that except as may be set forth in a fully executed, definitive purchase agreement, neither Owner nor its affiliates, agents or advisors, and none of the respective officers, directors, employees, agents or controlling persons thereof, has made or hereby makes any express or implied representations as to the accuracy or completeness of the Evaluation Material. You are cautioned that the information contained herein does not represent and is not meant to represent all the information you may need as to whether to purchase the property. You are advised that you should conduct your own inquiries and perform your own Due Diligence with regard to this property. To the best knowledge of Butters Realty & Management, the information provided is correct as of the date of presentation, it is subject to change without notice. The owner expressly reserves the right at its sole discretion to reject any and all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice.

No outside broker represents Purchaser. Purchaser is working directly with Brian T. Ahearn, P.A., CCIM and JC Conte, SIOR with Butters Realty & Management, LLC with the understanding that they are also representing the Seller. If Purchaser and/or an entity to which Purchaser is a part, is successful in acquiring the above referenced property within eighteen (18) months from the date below, it is hereby acknowledged Butters Realty & Management, LLC are the procuring cause. Purchaser and/or entity also acknowledge that it is **acting as a PRINCIPAL ONLY and as such is not entitled to any commission.**

You hereby agree to indemnify Owner for any losses, claims, damages, costs and expenses, including attorney's fees that Owner may incur or suffer in connection with your breach of this Agreement and its enforcement. This Agreement shall be governed by the laws of the State of Florida.

AGREED AND ACCEPTED BY:

Buyer Signature _____ Date _____

Print Name _____

Company Name _____

Address _____

Phone _____ Facsimile _____

E-mail _____

Email opt-in – Please check the box to be included on our new email campaigns. Yes please include No please remove me

PLEASE RETURN BY EMAIL TO bahearn@butters.com