

POTENTIAL PURCHASER CONFIDENTIALITY AGREEMENT

Regarding your interest and consideration of a possible purchase (the "Proposed Transaction") of **a 3 Units Apartment Building at 1133 W 30th Street, Riviera Beach, FL 33404** (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 therein, as well as the existence, content and status of the negotiations (collectively, the "Negotiations") between you and Owner and to comply 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. Although the information contained herein is to the best knowledge of BAWONS Properties, Inc. and 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 with BAWONS Properties, Inc 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 BAWONS Properties, Inc. is 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.

The above is understood and accepted by:

Purchaser

Date

BAWONS Properties, Inc.

Date