

Rhonda Karageorge
Commonwealth Commercial Real Estate
10444 Bluegrass Parkway
Louisville, KY 40299
rk@ccre.biz
502-744-9175

Confidentiality Agreement

Client/Broker has requested information from Commonwealth Commercial Real Estate for the purpose of evaluating real property located at 8311 Preston Highway Louisville, KY 40219 ("Property"). All materials and information received or derived from Commonwealth Commercial Real Estate, its directors, officers, agents, advisors, affiliates and or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any parties intended use or any and all other matters.

Client/Broker will take appropriate precautions to limit the dissemination of the Information provided by Commonwealth Commercial Real Estate only to those persons within the entity who have need to know of the Information. This Confidentiality Agreement applies to all Information received from Commonwealth Commercial Real Estate, now or in the future, which is not readily available to the general public. Client/Broker understands that all Information shall be deemed confidential, valuable, and proprietary. All Information shall be used for the sole purpose of evaluating the Property, and it shall not at any time or in any manner be used for any other purpose. Client/Broker shall not contact directly any persons concerning the Property without Commonwealth Commercial Real Estate's permission.

Neither Commonwealth Commercial Real Estate, its directors, officers, agents, advisors or affiliates make any representations or warranties, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review, are not a substitute for a parties active conduct of its own due diligence to determine these and other matters of significance to such party. Commonwealth Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed to in writing.

Each party shall conduct its own independent investigation and due diligence.

Any party contemplating or under contract or in escrow for a transaction, is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Commonwealth Commercial Real Estate makes no warranties and or representations as to the veracity, completeness or relevance of any financial data or assumptions. Commonwealth Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes may differ from actual data or performance. Any estimates of market rents and or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increase to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax question should be discussed by the party with a certified public accountant or tax attorney. Title question should be discussed by the party with the title officer or

attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental regulations should be discussed by the Party with the appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Commonwealth Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Kentucky. The persons signing on behalf of Client/Broker represents that they have the authority to bind the party for whom they sign.

Client/Broker:

_____ Signature	_____ Date
_____ Printed Name	_____ Email Address
_____ Phone	

Client/Broker:

_____ Signature	_____ Date
_____ Printed Name	_____ Email Address
_____ Phone	

Client/Broker:

_____ Signature	_____ Date
_____ Printed Name	_____ Email Address
_____ Phone	

Please return to:
Rhonda Karageorge
Commonwealth Commercial Real Estate
10444 Bluegrass Parkway, Louisville, KY 40299
Mobile: 502-744-9175
rk@ccre.biz