



Christopher M. Dawson, Certified Building Contractor (CBC059530)

Terri L. Dawson, Licensed Real Estate Broker (BK653710)

10491 Six Mile Cypress Parkway, Suite 270

Fort Myers, Florida 33966

Info: (239)278-5800

Serving Southwest Florida since 1984

Terri cell: (239)849-4495 • email: FloridaInvestorsLLC@gmail.com

Chris cell: (239)989-5201 • email: CMDawson@CMD-Builders.com

**CONFIDENTIALITY NON-CIRCUMVENT
&
REGISTRATION AGREEMENT**

This Agreement dated and effective as of the _____ day of _____, 2024 by and between CMD Builders (acting as Seller's Contractor), Green Office Park LLC (Seller), and Florida Investors LLC (Seller's Broker and Developer) whose address is 10491 Ben C Pratt 6 Mile Cypress Parkway, Suite 270, Fort Myers, Florida 33966, and

Principal: _____

And

Agent/Broker: _____
(if applicable)

For receipt of information: **GREEN OFFICE PARK**
10461-10501 Ben C Pratt 6 Mile Cypress Parkway
Fort Myers, Florida 33966

1. The undersigns understands and agrees that the information provided to the undersigned by CMD Builders, Green Office Park and Florida Investors is extremely sensitive and strictly confidential and shall be maintained by the undersigned with the utmost confidence. The undersigned understands that all such information is furnished solely for due diligence purposes in connection with the consideration of acquisition. All information provided is deemed accurate to the best of Contractor's, Broker's and Developer's knowledge at the time of submission. Copying all or part of the furnished documents without the permission of Florida Investors is prohibited under this agreement. The undersigned agrees to take all necessary steps to ensure that such information obtained by it or any of its employees, officers, agents, attorneys, or representatives shall remain confidential and shall not be disclosed or revealed to outside sources or used in any manner in consistent with this Agreement without the prior expressed written permission of Florida Investors. The undersigned agrees that any release of confidential information constitutes a breach of duty owed to Florida Investors and to the sellers/owners.



Florida Investors
Commercial and Investment Realtor,
Property Manager, & Single-Source Builder

"You can accomplish anything you want in life only by helping enough other people accomplish what they want out of life."



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2. If the undersigned is acting as an agent, he/she shall have his/her principal execute the confidentiality agreement prior to the release of information. The undersigned further agrees that if it is necessary to release information to third parties such as banks, accountants, attorneys, etc. the undersigned shall cause such parties to execute a confidentiality agreement before any information is released.
3. The undersign agrees on behalf of itself, its affiliated corporation and their respective directors, officers, employees and each one of them, individually, that in the event there is a breach of this agreement, the seller shall be entitled to an immediate assurance against further breach and to all remedies permitted by law of equity.
4. The undersigned agrees that all Proprietary information delivered by Florida Investors or CMD Builders to the undersigned shall remain the property of Florida Investors and the written Proprietary information and any copies thereof shall be returned to Florida Investors upon written request within five (5) business days.
5. The undersigned agrees that they will not contact the seller, his employees, officials, agents, attorneys, or representatives, unless authorized to do so by Florida Investors for a period of one (1) year from the conclusion of the relationship between the parties.
6. Florida Investors makes no representation or warrants as to the accuracy of the information furnished with respect to the property or business. The seller shall make all representation only at such time as they set forth in a signed acquisition agreement and then subject to the provisions thereof.
7. The conditions and restrictions set out in this agreement and in the information package and any other information provided are hereby accepted and agreed to by the undersigned, its agents, representatives, and affiliates.
8. If any of the terms or provisions of this Agreement is held or considered to be invalid or unenforceable by a court of competent jurisdiction, this Agreement shall be ineffective to the extent that such invalidity or unenforceability without rendering invalid or unenforceable the remaining terms or provisions of this Agreement.



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9. This Agreement shall be governed by the State of Florida, shall be binding on each Party, its respective officers, employees, agents, successors and assigns and shall be changed only in writing signed by the Party against whom enforcement is sought.
10. All prior representations, whether written or oral, are incorporated herein.
11. The undersigned agrees that they shall not visit the property, nor shall they make phone calls to the tenants of the property making reference to the property being offered for sale; nor shall they make known to other parties that the property described in the information package is being considered for sale and purchase, unless they have prior written permission of the Seller of Florida Investors.
12. Florida Investors discloses that they function as Property Manager for the Owner and is licensed in the State of Florida and CMD Builders discloses that they function as Contractor for the Owner and is licensed in the State of Florida.
13. The seller agrees to pay PRINCIPAL'S REPRESENTATIVE / COOPERATING BROKER listed below as cooperating broker (Buyer's Agent) at the time of closing 2% of the full negotiated sales price at closing.
14. Execution of this Agreement does not constitute the property being removed from market.

Signature Page to Follow



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ACKNOWLEDGEMENT

We have read and understood the foregoing and accept and agree to all terms herein this _____ day of _____, 2024.

PRINCIPAL

Authorized Signature: _____

Print Name: _____ Title: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

PRINCIPAL'S REPRESENTATIVE / COOPERATING BUYERS' BROKER

Authorized Signature: _____

Print Name: _____ Title: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____



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