

**726 E 12TH ST
LOS ANGELES, CALIFORNIA 90021**

Confidentiality, Non-Disclosure and Broker Agreement

SVN | Rich Investment Real Estate Partners, Inc. ("Broker") has been exclusively retained by 726 East 12th Street LLC ("Seller") to market and sell the property located at 726 E. 12th St, Los Angeles, CA 90021 (the "Property"). Broker has available for review certain information concerning or relating to the Property (the "Property Information").

The undersigned Principal and Co-Broker ("Recipients") hereby acknowledge and agree that Property Information that has been or may be disclosed will be used solely for Principal's own limited use as a prospective purchaser in considering whether to pursue negotiations regarding the purchase of the Property. Property Information, and the contents thereof, may only be disclosed to Recipients' agents, employees, attorneys, consultants, partners, representatives, assigns, subsidiaries, affiliates, institutional lenders, or other person or entity acting on its behalf (individually, a "Related Party" and collectively, the "Related Parties") as needed solely for the purpose of Principal evaluating the potential purchase of the Property. Recipients will (i) inform all Related Parties receiving Property Information, or the contents thereof, of the confidential nature of the Property Information and the other provisions of this Agreement, (ii) direct all Related Parties receiving the Property Information, or the contents thereof, to keep all such information in the strictest confidence and to use such information only for the purpose of assisting or advising Recipient in evaluating the Property, and (iii) be responsible for any Related Party's failure to maintain the confidence of Property Information, or the contents thereof, or for the breach of this Agreement by any Related Party. Recipients will take all necessary actions to safeguard Property Information, and the contents thereof, from disclosure except as expressly permitted hereby.

Recipients agree that Property Information provided, and the content therein, is confidential and agrees to hold and treat such information in the strictest of confidence. Recipients agree not to disclose, directly or indirectly, or permit anyone else to disclose this information to any person, firm or entity without prior written authorization of Seller and not to use, or permit to be used, this information in any fashion or manner detrimental to the interests of Seller or Broker. Photocopying or other duplication of Property Information is strictly prohibited. In the event Principal elects not to pursue the acquisition of the Property, Recipients agree to return all Property Information to Broker. Recipients agree not to contact the Property's tenants, Seller, and/or property management staff in connection with Recipients' review of the Property or Property Information and agrees to direct all inquiries and communications regarding or relating to the Property to Broker.

Neither Seller nor Broker or any of their respective officers, employees or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Property Information and no legal liability is assumed or shall be implied with respect thereto. Neither Seller nor Broker warrants or represents that the Property Information is true, correct, or complete. Recipients are advised to verify all information independently. Seller reserves the right, at any time, to accept or reject any offer or proposal or withdraw the Property from the market without notice. **In addition, the Property Information shall not be deemed as representative of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Property Information, the offering memorandum, or the information posted to the client collaboration site.**

Recipients are advised that Broker is acting on behalf of Seller as exclusive agent in connection with the sale of this Property. Should Principal elect to be represented by Co-broker, Principal and Co-broker acknowledge and agree that Co-broker's share of the commission paid by Owner or Broker, from proceeds received from Owner, shall be 1% of the purchase price. Recipients agree to indemnify and hold harmless Broker, Seller, and their respective affiliates, successors and assigns, employees, officers and directors against and from any loss, liability or expense, including reasonable attorney's fees, arising out of any claim or claims by any broker other than Co-Broker, finder or similar agent for commissions, fees or other compensation except as agreed herein, for bringing about any investment in the Property by Principal.

[Signatures Appear on the Following Page]

**NOTE: The Offering Memorandum is sent electronically; so an email address is required.*

726 E 12TH ST
LOS ANGELES, CALIFORNIA 90021

Confidentiality, Non-Disclosure and Broker Agreement

AGREED and ACCEPTED, this _____ day of _____, 2025.

Co-Broker's Signature:

X _____

Company: _____

Print Name: _____

Title: _____

Address: _____

Phone: () _____

Fax: () _____

*Email: _____

(PLEASE PRINT CLEARLY)

Principal's Signature:

X _____

Company: _____

Print Name: _____

Title: _____

Address: _____

Phone: () _____

Fax: () _____

* Email: _____

(PLEASE PRINT CLEARLY)

**NOTE: The Offering Memorandum is sent electronically; so an email address is required.*