

CONFIDENTIALITY AGREEMENT

Five Points Business Center

This Confidentiality Agreement ("Agreement") is entered into as of _____, 2026,
by and between _____ ("Prospective Buyer") and Steve C. Ippolito DDS Trust, as authorized representative of Five Points Business Center, the ("Property").

1. Purpose

Prospective Buyer wishes to evaluate the possible acquisition of the Property. In connection with that evaluation, the owner and its representatives may provide confidential information, including rent rolls, leases, tenant information, operating statements, financial records, contracts, reports, and other nonpublic property information ("Confidential Information").

2. Confidentiality

Prospective Buyer agrees to:

- Use the Confidential Information solely to evaluate a possible acquisition of the Property.
- Keep the Confidential Information confidential and exercise reasonable care to protect it.
- Disclose it only to Prospective Buyer's employees, attorneys, accountants, lenders, investors, and other advisors who need the information for this purpose and are informed of its confidential nature.
- Accept responsibility for any unauthorized disclosure by those representatives.

Confidential Information does not include information that is publicly available, was lawfully known to Prospective Buyer before disclosure, is received lawfully from another source without a confidentiality obligation, or is independently developed without using the Confidential Information.

3. No Tenant or Property Contact

Unless prior written consent is obtained from the owner or listing broker, Prospective Buyer and its representatives will not contact the Property's tenants, employees, vendors, or property-management personnel or enter the Property for due-diligence purposes.

4. Required Disclosure

If disclosure is legally required, Prospective Buyer will, to the extent legally permitted, promptly notify the owner and disclose only the information legally required.

5. Return or Destruction

Upon request, Prospective Buyer will promptly return or destroy the Confidential Information, except for copies retained automatically or as required by law or professional record-retention policies, which will remain confidential.

6. No Representation or Obligation

The Confidential Information is provided for evaluation purposes only. Neither the owner nor its representatives make any representation or warranty regarding its accuracy or completeness except as may be expressly stated in a final written purchase agreement. This Agreement does not obligate either party to enter into a transaction.

7. Term and Governing Law

This Agreement will remain effective for one year from the date signed and will be governed by Florida law. Electronic and counterpart signatures will be accepted as originals.

AGREED AND ACCEPTED

PROSPECTIVE BUYER

Company/Entity: _____

By: _____

Title: _____

Email: _____

Contact Phone #: () _____

Signature: _____ Date: _____

OWNER/AUTHORIZED REPRESENTATIVE

Turner Cole Company, Inc., as agent for Owner/Steve C. Ippolito DDS Trust

Carl Stickeler, Partner (813) 390-0951

Signature: _____ Date: _____