

CONFIDENTIALITY AGREEMENT

The marketing brochure/offering memorandum (“Material”) you requested contains confidential information solely for your own limited use as a prospective Buyer (“Purchaser”) in considering whether to pursue negotiations to acquire the following real estate property located at **537 Lafayette Road, Seabrook, NH 03874** (“Property”) owned by **SARNIA PROPERTIES INC** (“Owner”).

This Material contains selected information pertaining to the business and affairs of the Property and has been prepared by the Owner and its agents. This Material does not purport to be all inclusive or to contain all the information that a prospective buyer may desire. Neither the Owner nor any of its officers, agents, or employees make any representation, expressed or implied, as to the accuracy or completeness of the Material or any of its contents and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

By execution of this agreement, you agree that you will not, directly or indirectly, disclose the Material or its contents to any person, firm or entity other than your advisors such as lawyers, accountants, etc. without prior written authorization of the Owner, and that you will not use or permit to be used the Material or its contents in any fashion or manner detrimental to the interest of the Owner. Reproduction and/or distribution for other than your analysis purposes is strictly prohibited.

While Owner and/or The Boulos Company may discuss the purchase and sale of the Property with Purchaser, either Owner or The Boulos Company in our sole and absolute discretion, may terminate discussions at any time and for any reason. If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this Material at your earliest convenience.

The Material shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there have been no changes in the business or affairs of the Property since the date of preparation of the Material.

Purchaser understands Boulos Holdings, LLC d/b/a The Boulos Company is the Broker of record and represents the Owner. Purchaser acknowledges it is not acting as a Broker in requesting this information. Should Purchaser choose to have any other Broker or Agent (Co-Broker) represent them as Purchaser’s Agent, then the commission compensation cost for that Broker or Agent shall be entirely borne by the Purchaser.

If you are in agreement with these terms, please sign and date below where indicated and return this document to us by fax or email to the Brokers listed below. Access information for a web based repository of the Material will be provided to you shortly thereafter.

I would like information on the following property: 537 Lafayette Road, Seabrook, NH 03874

SEEN AND AGREED TO:

Principal Name: _____

Company Name: _____

Address: _____ City: _____ State: _____

Phone: _____ Email: _____

By: _____ Date: _____

Its: _____



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