

Non-Disclosure and Confidentiality Agreement

This Non-Disclosure and Confidentiality Agreement (this "Agreement") is entered into as of the ____ day of _____, 2025 (the "Effective Date") by and between Woltz & Associates, Inc. ("Broker") and _____ ("Purchaser"). South Lake Motor Sports LLC ("Seller").

You have requested certain information from Woltz & Associates, Inc. ("Broker") on behalf of South Lake Motor Sports LLC. ("Seller") in connection with your proposed purchase of the above-referenced Property.

This letter will serve to confirm Broker's Agreement concerning the distribution of certain Property information, including without limitation, Profit and Loss Statements and potentially other financial information (collectively, the "Information"), which we will make available to you now or in the future.

The Seller has authorized the Broker to furnish the Information to you only on the condition that you agree to treat the Information strictly confidential, as hereinafter provided. Therefore, as a prerequisite to Sellers furnishing this Information to you, you hereby agree as follows:

1. You will not use all Information furnished to you by the Seller for any purpose other than in connection with your evaluation of the proposed purchase. You agree to keep all Information strictly confidential; provided, however, that the Information may be disclosed to your partners, venturers, directors, officers, employees, consultants, brokers, and to your legal counsel and your accounting firm (all of whom are collectively referred to as Related Parties") who, in your judgment, need to know such Information to evaluate the proposed purchase. These Related Parties shall be informed by you of the confidential nature of such Information and shall be directed by you to keep all such Information in the strictest confidence. In the event that you do not purchase the Property, you agree to return to Broker all copies of the Information or, if so, instructed by Broker, to destroy all of the Information.
2. Except as provided hereinabove, you agree not to make any of the Information available to others or to disclose any of the contents of the Information.
3. This Agreement shall be governed by and construed in accordance with, the laws of the Commonwealth of Virginia. Any litigation arising out of this Agreement, or the transaction contemplated hereby, shall be brought in the courts of the Commonwealth of Virginia the parties hereto consent to the venue of such courts.
4. This Agreement becomes null and void at the close of escrow if you decide to purchase the Property. Notwithstanding the preceding sentence, you shall not disclose any environmental information received by you, unless compelled by governmental authorities.
5. You agree that Seller will have no adequate remedy at law if you violate any of the terms of this Agreement. In such an event, Seller will have the right, in addition to any other right, they may have to seek injunctive relief to restrain any breach or threatened breach of the Agreement by you or to enforce the terms of this Agreement specifically.

If you agree with the preceding provision, please execute and return a copy of the Agreement to the Broker. Seller authorizes Broker to forward the Information to you as soon as Broker receives this fully executed Agreement.

ACCEPTED AND AGREED to this _____ day of _____ 2025

Name of Purchaser

By: _____

Name: _____

Title: _____

Woltz & Associates, Inc. Real Estate Brokers & Auctioneers

Russell Seneff, Associate Broker

South Lake Motor Sports LLC

John Mathena