

Confidentiality Agreement

This confidential Offering Memorandum has been prepared on behalf of the owner of the Property and KPM LLC and related entities (the "Broker"). The Offering Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. No covenant is given by the Owner, or by the Broker or by any other person or entity whether related to or unrelated to the Owner or the Broker as to (a) the accuracy or completeness of the material contained herein or inferred here from or (b) any projections or predictions as to the future or (c) any other fact or matter relating to the Property or to the transactions described herein. We obtained the information contained within from sources we believe to be reliable. However, the Broker can make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental rates or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat this information in the strictest confidence, and that you will not disclose this Offering Memorandum or any of the material herein to any other entity without the prior written authorization of the Owner or Broker, nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of the Owner or Broker.

The Owner and the Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest in the property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until written agreements for the purchase of the property have been fully executed, delivered and approved by the Owner and any conditions to its obligations there under have been satisfied or waived.

This confidential Offering Memorandum shall not be photocopied, reproduced or distributed to others without the prior written consent of the Owner or Broker. If the recipient determines not to participate in this transaction, recipient will promptly return all materials received in connection herewith, including this confidential Offering Memorandum, without retaining any copies.

Seen and Agreed,

- Town Point Plaza
- 4336 Virginia Beach Blvd
- Cape Henry Shoppes
- Bayside Shopping Center
- Haygood Office Park
- Bayview Plaza
- Great Bridge Shops