

CONFIDENTIALITY AGREEMENT

Cushman & Wakefield | Thalhimer ("Thalhimer") (Agent) has been exclusively retained by the Seller to represent the offering of its interest in the following property: **1640 Richmond Road, Williamsburg, Virginia** ("Property"). Recipient hereby acknowledges and agrees that certain confidential information which has been or may be disclosed in the future is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property listed above.

Seller or Thalhimer, nor any of their officers, employees or agents make any representation warranty, expressed or implied, as to the accuracy or completeness of this confidential information and no legal liability is assumed or shall be implied with respect hereto. Information provided has been or will be gathered from sources that are deemed to be reliable but Seller or Thalhimer does not warrant or represent that the information is true or correct. Recipient is advised to verify information independently. Seller or Thalhimer reserves the right to change the price, or any information provided or to withdraw the Property from the market at any time without notice.

Recipient agrees that the information provided is confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose or permit anyone else to disclose this information to any other firm or entity other than your accountant and/or attorney without the prior written authorization of Seller or Thalhimer, and that you will not use or permit to be used this information, in any fashion or manner detrimental to the interest of Seller or Thalhimer. Photocopying or other duplication is strictly prohibited.

While Seller and Thalhimer may discuss the purchase and sale of the Property with Recipient, either Seller or Thalhimer in our sole and absolute discretion, may terminate discussions at any time and for any reason. Recipient acknowledges Seller has no obligation to discuss or agree to the sale of the Property. Rights, claims obligations, or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon, either Seller or Thalhimer, except to the extent expressly set out in a written agreement signed by Seller.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return all confidential information to Seller or Thalhimer. **Please execute below and return by e-mail to tom.dana@thalhimer.com.**

AGREED AND ACCEPTED, this _____ day of _____, 2025

Signature

(Print Name Clearly)

Address

Company Name

City, State, Zip

Email Address (required)

Telephone #

/_____
Fax #

Buyer's Broker

Date