

Buyer Confidentiality and Warranty Agreement

The undersigned (the "Buyer") acknowledges that NAI Norwood Group, Inc. (the "Broker"), 116 South River Road, Bedford, NH 03110, has a listing agreement with the owner(s) (the "Seller") of the property described as Landmark Self Storage: 77 Court Street, Laconia, NH 03246 & 206 Fair Street, Laconia, NH 03246, whereby the Broker has been retained to represent the Seller in the sale of the Property. In order to induce Broker and Seller to furnish information regarding the Property (the "Information") to Buyer for Buyer's evaluation and possible purchase of the Property and in consideration for Broker and Seller providing the information, Buyer agrees and warrants to Broker and Seller as follows:

The term "Buyer" as used herein shall mean and include the undersigned, individually, and in any representative capacity as a member of any entity as an employee, partner, stockholder, officer, director, agent, adviser, consultant, manager, member or any other capacity whatsoever. The term "Information" as used herein shall include all data, reports, records, or materials obtained from the Broker or the Seller regardless of how the Information was transmitted.

Buyer will not disclose any of the Information to any party other than persons within Buyer's organization, or independent advisers, who have a need to know such Information for the purpose of evaluating the possible purchase of the Property. Buyer agrees to require compliance of these other parties with all provisions of this agreement and agrees to be responsible for any unauthorized disclosure of such Information by any third party. If Buyer decides not to pursue the proposed acquisition, Buyer will advise Broker of this fact and return to Broker all Information, including all hard copies, furnished to Buyer. Buyer shall delete or otherwise remove any electronic data from their computer.

Buyer agrees to keep confidential that the Property is for sale, or listed for sale, or that any discussions are taking place concerning a possible sale of the Property.

Buyer will not utilize, now or at any time in the future, any of the Information for any purpose other than to evaluate a possible purchase of the Property.

The Information furnished, and to be furnished, is provided by Seller, or based on representations of the Seller, and Broker has made no investigation of it. Buyer has not relied on any representation of Broker and releases Broker from any liability or responsibility in connection with the accuracy, completeness, or any other aspect of the Information provided. Buyer agrees that any warranties or representations of the Seller for the Information provided will only be made in a Purchase and Sale Agreement in connection with the purchase of the property. Buyer acknowledges an independent duty to investigate the Information for its own purpose and accepts sole and final responsibility for the evaluation of the Information and all other factors relating to the Property.

Buyer acknowledges and understands that the Broker is acting as the agent of the Seller and that Broker represents only the interests of the Seller. Buyer agrees not to take any action that could interfere with or hinder the relationship between Broker and Seller.

Buyer will indemnify and hold harmless the Broker and Seller from any and all claims or actions arising from Buyer's acts or failures to act in complying with this agreement, including reasonable attorney's fees and other expenses incurred in connection with the enforcement of this agreement including efforts to compel the return or nondisclosure of the Information. This agreement shall be governed by the laws of the State of New Hampshire. If any part of this agreement is held to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect.

NAI Norwood Group does not pay commissions to Brokers acting as principals in business sale transaction.

Agreed by Buyer:

Signature _____ Date _____

Name _____ Address _____

City, State, Zip _____ Tel _____

Fax or Cell _____ E-mail _____