

BUYER CONFIDENTIALITY AGREEMENT AND REQUEST FOR INFORMATIONAL MATERIALS

This is a Request for Informational Materials that have been prepared regarding the sale of a property known as PROPERTY ADDRESS ("Property") listed through Eastrock Properties, LLC., and are intended solely for _____ ("Prospective Purchaser") and its limited use in considering its interest to purchase said Property listed by Eastrock Properties, LLC. By signing and dating below the Prospective Purchaser agrees to keep any and all informational materials ("Informational Materials") sent to them by Eastrock Properties, LLC confidential, and further agrees to ensure that Prospective Purchaser's advisors, broker, attorneys, and accountants (collectively, "Advisors") who may be part of Informational Materials evaluation to additionally be bound as described herein.

The Informational Materials, which contain certain confidential information relative to the business and affairs of the Property, as well as other information that may be pertinent to the sale of the Property or specific information requested by Prospective Purchaser, have been prepared by the Owner and Eastrock Properties, LLC ("Eastrock"), the Exclusive Listing Broker for the Owner. The Information Materials do not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner nor Eastrock make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Informational Materials nor their contents and no legal liability is assumed or justified with respect thereto.

By executing this Agreement, Prospective Purchaser on behalf of itself and its Advisors, agrees that: it will hold and treat the information contained in the Informational Materials in the strictest of confidence; it will not disclose or permit anyone else to disclose the contents of the Informational Materials to any other entity without prior written authorization of Himmelfarb; it will not permit the Informational Materials or its contents to be used in any fashion or manner detrimental to the interest of the Owner; it will not photocopy or duplicate the Informational Materials without prior written consent of Eastrock; it shall not disclose or discuss the sale of the Property with any of the staff, tenant(s), or third party property management at the property without the prior written consent of Eastrock.

The undersigned Prospective Purchaser acknowledges that the Owner and Eastrock shall have no obligation to Prospective Purchaser whatsoever unless and until a binding written agreement embodying all the terms and conditions of the proposed sale is executed and delivered by Owner and by Prospective Purchaser and in such event, Owner's only obligation to the Prospective Purchaser will be as, and to the extent, if any, provided in such written agreement.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. The Informational Materials shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of the preparation of the Informational Materials.

Prospective Purchaser also agrees that if they choose not to pursue or discontinue negotiations leading to the purchase of the Property, they and their Advisors will return all Informational Materials to Eastrock immediately.

Purchaser Name (Please print)

Title (Please print)

Company

Address, City, State and Zip Code

Email

Phone Number

Facsimile Number

ACKNOWLEDGED AND AGREED ON _____
Purchaser Signature

Date

RETURN TO: Eastrock Properties, LLC
Loren Ziff, BIC
Phone: 843.270.6000
Fax: 843.723.7300
Email: lziff@eastrockproperties.com