

PRINCIPAL / BROKER CONFIDENTIALITY AGREEMENT



Property: The Learning Experience at SoLa
Location: 2314 State Highway 287, Lafayette, CO 80026

Upon execution of the agreement, please remit the entire Agreement via fax or email to:

Attention: Gaila Smith
Email Address: gsmith@hfflp.com

The Seller ("Seller"), through HFF ("Sales Agent"), has available for study certain information ("Evaluation Materials") regarding The Learning Experience located in Lafayette, CO (the "Property"). We are prepared to furnish the Evaluation Materials to you in connection with discussions concerning your possible investment in the Property only on the condition that you agree to treat the Evaluation Materials confidentially and agree specifically as follows:

1. The Evaluation Materials furnished to you will not be used for any purpose other than to evaluate a possible investment in the Property by you as a Principal exclusively for your own account;
2. You will not make any of the Evaluation Materials available, or disclose or distribute, either orally or in writing, any of the contents of the Evaluation Materials, to any person other than your counsel, analyst(s), equity partner(s), or potential lender(s) (hereinafter "Excluded Persons");
3. You will not disclose to any person, other than Excluded Persons, either the fact that discussions or negotiations are taking place concerning a possible investment in the Property by you or any of the terms, conditions or other facts with respect to any such possible investment, including the status thereof;
4. You agree that you will not contact the tenant or property management staff of the Property in connection with your review of the Evaluation Materials. Any and all questions related to the Evaluation Materials must be directed solely to Chad Murray or Mark Williford at HFF;
5. You acknowledge that neither the Seller, nor HFF, nor any affiliate of either of such persons, nor any partner, director, officer, employee, agent of or consultant to any such persons (collectively, "Seller/Agent") has made any representation or warranty as to the completeness or accuracy of the Evaluation Materials, and any representation or warranty in connection therewith is hereby expressly excluded. The Evaluation Materials provided to you are subject to, change of price or terms, withdrawal from market without notice, and prior sale. You agree that the Seller/Agent shall have no liability to you resulting from the delivery to, or use by, you of the Evaluation Materials or otherwise with respect thereto, and you agree to defend, indemnify and hold the Seller/Agent harmless from and against all loss, damage or expense sustained or incurred by Seller/Agent by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or by any Excluded Person;
6. We may elect at any time to terminate access to the Evaluation Materials, and you agree that you will, following any request by us or if you do not wish to invest in the Property, promptly redeliver to us all written Evaluation Materials and any other written material (and agree to delete any analyses contained in a database or spreadsheet type format) containing information in the Evaluation Materials and will not retain copies of such written material; and
7. You acknowledge that when you make available the Evaluation Materials to any Excluded Person, you will inform such Excluded Persons of the confidential nature of the Evaluation Materials and the existence and terms of this Agreement.

THE UNDERSIGNED HEREBY AGREE THAT THE OBLIGATION TO PAY ANY BROKERAGE COMMISSION IS AN OBLIGATION OF THE PRINCIPAL, AND THE BROKER HEREBY AGREES THAT IT SHALL NOT LOOK TO THE OWNER FOR THE PAYMENT OF ANY BROKERAGE COMMISSION.

Please acknowledge your agreement to and acceptance of the foregoing by signing where indicated below and returning one (1) executed copy of the to our attention.

ACCEPTED AND AGREED effective as of _____, 2017

Company: _____

Broker: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Address: _____

Address: _____

Tel: _____

Tel: _____

Fax: _____

Fax: _____

Email: _____

Email: _____