



NON-DISCLOSURE AGREEMENT

THIS NON-DISCLOSURE AGREEMENT (this “Agreement”) is entered by and between is entered by and between each of the parties signing this Agreement (collectively, the “Parties” and each, individually, a “Party”).

1. Representations. [UNIVERSITY BUILDING PARTNERS LTD] (“Seller”) represents that it is the owner and seller of the property located at [7950 SW 30TH STR. DAVIE, FL 33328] (the “Property”) and that SMITH MOSES MORRIS AND ASSOCIATES, INC. (“SMMRE”) is Seller’s exclusive listing agent for the Property. The party signing this Agreement below as Prospective Purchaser’s Broker represents that it is the exclusive real estate agent of the prospective purchaser identified in the signature block below (“Broker”) and the party signing this Agreement below as Prospective Purchaser represents that it is a prospective purchaser of the Property (“Prospective Purchaser”).

2. Purpose. SMMRE, on behalf of Seller, may make certain Confidential Information (as defined herein) pertaining to the Property available to Broker and/or Prospective Purchaser upon their respective execution of this Agreement for the limited purpose of evaluating a potential acquisition of the Property by Prospective Purchaser (the “Potential Transaction”).

3. Confidential Information. As used herein, “Confidential Information” means any non-public information relating to the Potential Transaction received by Broker and/or Prospective Purchaser, whether before or after their respective signature to this Agreement, together with all notes, summaries, analyses, calculations, compilations, or other documents or materials, including copies thereof, containing, reflecting, or derived therefrom, including, but not limited to: (i) the existence and terms of this Agreement and the fact that the Parties are or may be discussing the Potential Transaction, (ii) the names and addresses of Seller’s customers, tenants, lessees, employees, employee applicants, affiliates, shareholders, investors, lenders, officers, directors, partners, managers, or members (collectively, the “Protected Parties”); (iii) any financial information relating to the Property or the Protected Parties, including, without limitation, historical financial information, financial projections, budgets, models, plans, and market studies; (iv) trade secrets; (v) all correspondence, memoranda, files, manuals, books, financial lists, operating or marketing records, and customer and vendor records relating to the Property or the Protected Parties; and (vi) any information marked or designated “Confidential”. Notwithstanding the foregoing, Confidential Information shall not include information that: (i) was in, as applicable, Broker and/or Prospective Purchaser’s prior possession and not otherwise subject to any known obligation of confidentiality or non-disclosure; (ii) becomes publicly available other than as a result of any breach of this Agreement by Broker and/or Prospective Purchaser; (iii) has been or is developed by or for Broker and/or Prospective Purchaser without reference to any Confidential Information; or (iv) is disclosed by a third party without restriction and, to the knowledge of Broker and/or Prospective Purchaser, without violation of any obligation of confidentiality.

4. No Representations or Warranties; No License Granted. Broker and Prospective Purchaser acknowledge and agree that the Confidential Information contains brief, selected information pertaining to the Property and the business conducted at the Property, and has been prepared by Seller and/or SMMRE primarily from information supplied by Seller or Seller’s Representatives (as defined herein), but which neither Seller nor SMMRE has verified for accuracy or completeness. Any projections,

assumptions, estimates or opinions contained therein are for example only and do not purport to make any representation about the current or future performance of the Property or results to be achieved by Prospective Purchaser as a result of purchasing the Property. The Confidential Information does not purport to be all-inclusive or contain all the information that may be necessary or appropriate for a prospective purchaser to consider. Neither Seller nor SMMRE makes any representation or warranty hereunder or otherwise, expressed or implied, as to the accuracy or completeness of the Confidential Information, and no legal liability is assumed or to be implied with respect thereto. Broker and Prospective Purchaser are solely responsible for any reliance they place on the Confidential Information. The Confidential Information shall remain the property of Seller and no rights to use, license or otherwise exploit the Confidential Information are granted hereunder. In addition, Prospective Purchaser acknowledges that it will make its own analysis and decision with respect to its decision to evaluate and/or enter into a Potential Transaction, and/or commit any of its resources thereto. As used herein, “Representatives” means the partners, employees, officers, directors, managers, members, shareholders, lenders, attorneys, and/or accountants directly or indirectly acting for a Party.

5. Property Being Sold “As Is”: Prospective Purchaser acknowledges and agrees that the Property is being sold in an “as is” condition, without representation or warranty of any kind, expressed or implied, oral or written, concerning the Property or any matter related thereto, including, without limitation, zoning, availability of access or utilities, the presence and location of asbestos, PCB transformers, other toxic, hazardous or contaminated substances, or underground storage tanks (“Hazardous Materials”) in, on, or about the Property. Upon written consent by Seller, Prospective Purchaser shall be allowed to make reasonable independent investigations of the Property by its own experts, at its own expense. **Prospective Purchaser expressly (a) disclaims any representations and/or warranties regarding the condition of the Property by Seller or SMMRE and any reliance thereon by Prospective Purchaser and (b) waives and releases any and all claims against Seller and SMMRE, of any kind or nature, whether in contract, tort, or otherwise, for failing to disclose to Prospective Purchaser any condition of the Property.** Prospective Purchaser agrees to rely solely on its own independent investigation, analysis, appraisal and evaluation of the facts and circumstances concerning the Property in determining whether to purchase the Property.

6. Restrictions on Use and Disclosure. Broker and Prospective Purchaser shall hold the Confidential Information in strict confidence and shall not directly or indirectly disclose any Confidential Information to, or permit any inspection or copying thereof by, any third-party except as expressly permitted herein. Broker and Prospective Purchaser agree that they shall use the Confidential Information solely for the limited purpose of evaluating a Potential Transaction and not for the benefit of any third party or in any manner adverse to Seller or SMMRE. Broker may disclose Confidential Information to the Prospective Purchaser only after Prospective Purchaser signs and delivers a copy of this Agreement to SMMRE. In addition, Broker and Prospective Purchaser may disclose Confidential Information to those of their respective Representatives who have a need to know such information for the limited purpose of evaluating a Potential Transaction and only after such Representatives agree to comply with the terms of this Agreement. Broker and Prospective Purchaser shall each be responsible for any breach of this Agreement by any of their respective Representatives. Broker and/or Prospective Purchaser, as applicable, shall promptly notify Seller if it or its Representatives are required by law or legal process to disclose Confidential Information, and shall reasonably cooperate with Seller in its efforts to limited disclosure and have any Confidential Information disclosed treated confidentially. Broker and Prospective Purchaser agree, and to instruct their respective Representatives, not to communicate with any tenants, governmental authorities, service providers or other parties with a contractual relationship to the Property, except in the ordinary course of business, unrelated to the potential sale of the Property, without the prior written consent of Seller, which may be given or withheld in Seller’s sole discretion.

7. Termination of Discussions; Non-Binding Promises. No oral or written representation, promise, proposal, or offer made by Seller or SMMRE shall be binding on Seller unless and until Seller and Prospective Purchaser execute and deliver a final, definitive agreement transferring ownership of the Property to Prospective Purchaser which incorporates any such representation, promise, proposal, and/or offer (a "Final Agreement"). Any party may, for any reason at any time prior to the execution and delivery of a Final Agreement, terminate discussions or negotiations between them without any liability therefore.

8. Return/Destruction of Confidential Information. Within seven (7) business days after request from Seller or SMMRE, Broker and/or Prospective Purchaser, as applicable, shall return to Seller all hard copies of any Confidential Information in its or its Representatives' possession or control and certify in writing to the destruction of all Confidential Information stored in electronic or digital format; provided, however, neither Broker nor Prospective Purchaser shall be required to destroy any Confidential Information that is stored on archival or disaster recovery databases which is not readily accessible to employees outside the IT department of the party in possession or control of such information. Notwithstanding the foregoing, Broker, Prospective Purchaser, and their respective Representatives shall continue to be bound by their obligations of confidentiality hereunder with respect to any Confidential Information not destroyed or returned.

9. Indemnification. Broker and Prospective Purchaser agree to defend, indemnify, and hold Seller and SMMRE harmless against any and all claims, demands, and causes of action and all liabilities, losses, damages, penalties, and obligations of any kind or nature whatsoever, including, without limitation, reasonable attorneys' fees, costs, and disbursements incurred or suffered by, or imposed on Seller or SMMRE, as applicable, as a result of the breach of any obligations, representations, or warranties under this Agreement by Broker, Prospective Purchaser, or any of their respective Representatives.

10. No Adequate Remedy at Law. Broker and Prospective Purchaser agree that the conditions of this Agreement and the Confidential Information are of a special, unique, and extraordinary character, that the Seller would be irreparably harmed by any disclosure of the Confidential Information in violation of this Agreement or by the use of the Confidential Information for any purpose other than the limited purpose of evaluating a Potential Transaction. Broker and Prospective Purchaser agree that, in addition to all other remedies provided at law or in equity, Seller shall be entitled to injunctive relief in the event of any breach or threatened breach of this Agreement without any obligation to post a bond or other security. The existence of any claim, demand, action, set-off, counterclaim, or cause of action by Broker or Prospective Purchaser against Seller or any other person shall not constitute a defense to the enforcement by Seller of this Agreement.

11. OFAC Compliance. Broker and Prospective Purchaser represent and warrant that they are each currently in compliance with, and shall use their best efforts at all times relevant, to remain in compliance with the regulations of the Office of Foreign Asset Control of the Department of the Treasury, and any statute, executive order or other governmental action relating thereto, including, but not limited to, Executive Order 13224 (dated September 23, 2001) "Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism".

12. Miscellaneous. This Agreement sets forth the entire Agreement between the Parties with respect to the subject matter hereof and supersedes and cancels any and all prior agreements between the Parties, express or implied, relating to the subject matter hereof. This Agreement may not be amended or modified in any respect except by a written instrument signed by all of the Parties. This Agreement shall be binding upon and inure to the benefit of the Parties, and their respective successors or assigns; provided, however, neither Broker nor Prospective Purchaser may assign this Agreement or

any right under this Agreement without the prior written consent of Seller. The paragraph headings used herein are for convenience only and shall not be used or considered in interpreting this Agreement. This Agreement shall be interpreted in accordance with the laws of the state in which the Property is located, without reference to its conflict of laws rules. In the event of any dispute arising hereunder, the substantially prevailing party shall recover its reasonable attorneys' fees, costs, and disbursements, from the non-prevailing party. No provision of this Agreement shall be deemed to have been waived, except if such waiver is contained in a written instrument executed by the Party against whom such waiver is to be enforced. No waiver by a Party of any term or condition of this Agreement shall constitute a waiver by such Party of any prior, concurrent or subsequent breach or default of the same or any other term or condition of this Agreement. In the event that any part of this Agreement shall be held to be invalid or unenforceable by a court of competent jurisdiction, such provision shall be reformed by the court, provided, however, that if such provision cannot be reformed, it shall be severed from this Agreement and the remaining portions of the Agreement shall be valid and enforceable. This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. The Parties agree that signatures transmitted by facsimile shall be binding as if they were original signatures. Except with respect to intentional or grossly negligent acts or omissions, no Party hereto shall be liable for consequential, special or punitive damages arising out of any breach of this Agreement.

[Signature page follows.]

ACKNOWLEDGED AND AGREED:

SELLER:

UNIVERSITY BUILDING PARTNERS LTD

By: _____
Name: _____
Its: _____
Date: _____

SELLER'S BROKER:

SMMRE, INC.

By: _____
Name: _____
Its: _____
Date: _____

PROSPECTIVE PURCHASER'S BROKER:

[PROSPECTIVE PURCHASER'S BROKER]

By: _____
Name: _____
Its: _____
Date: _____

PROSPECTIVE PURCHASER:

[PROSPECTIVE PURCHASER]

By: _____
Name: _____
Its: _____
Date: _____

Prospective Purchaser:

[_____]