

CONFIDENTIALITY AGREEMENT & DISCLAIMER

In consideration of CT Restaurant Brokers, LLC ("Broker") rendering services to me including providing me with confidential information as to particulars, location, price, volume of business for the businesses advertised all CT Restaurant Brokers, LLC listings and introduced by CT Restaurant Brokers, LLC and entrusting to me as a prospective buyer, I agree that I will not conclude the sale or lease or management, either directly or indirectly, or through any other person or entity, or give a deposit for same, or take possession of the business without the knowledge or presence of Broker.

I understand a business may be harmed if it becomes known prematurely is for sale. Therefore, I agree not to directly or indirectly contact business owner, employees, suppliers, landlord or customers, without prior written or verbal consent of Broker. I agree any information and materials furnished by Broker is confidential and is not to be disclosed to any other person or party except in confidence with my legal and financial advisors.

If I fail to comply with the terms of this Agreement, I agree to pay 10% of the purchase price or \$5,000 whichever is higher or its equivalent to Broker if I buy or lease any of the businesses advertised all CT Restaurant Brokers, LLC listings and introduced by CT Restaurant Brokers, LLC. The obligations of the Parties under this Agreement shall remain binding for a period of two (2) years from the Effective Date.

Broker is not an agent for me/us, but is exclusive agent for the Seller(s) and has a contract providing for a fee to be paid to Broker by the Seller upon sale, trade, lease or transfer of the Seller's business and/or real estate. I agree not to hold Broker responsible for any misrepresentations made to me by the Sellers of the businesses advertised all CT Restaurant Brokers, LLC listings and introduced by CT Restaurant Brokers, LLC and entrusting to me as a prospective buyer, I agree to do my own, independent Due Diligence. I have read or I have had someone read this Agreement to me and I am satisfied with its terms. I acknowledge receipt of an executed copy.

First & Last Name :

Phone Number :

Email :

Address :

Date :

Signature :