



CONFIDENTIALITY AGREEMENT

Business Information supplied to(The Recipient)

Address.....Post Code.....

Ph.....Fax.....Mobile.....Email.....

IN REFERENCE TO THE BUSINESS/PROPERTY ADVERTISED AS:

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In Consideration of the vendor, its associates, or Commercial Choice Real Estate providing a business profile, financial and any other information relating to the business (Confidential Information) to the recipient, the recipient acknowledges the confidentiality of the information and the potential damage to the vendor and the business of a breach of confidentiality, and undertakes:

1. To keep confidential the confidential information.
2. To return all confidential information and related notes or copies thereof upon request by the vendor or Commercial Choice Real Estate.
3. To use the confidential information solely for the purpose of evaluating the opportunity to purchase the business from the vendor, and for no other purpose.
4. Not to allow the use of the confidential information to disadvantage the vendor or the business.
5. Not to use or allow the confidential information to be used to gain any advantage to the recipient or any other party.
6. Not to disclose the confidential information other than to professional advisors, directors or employees of the recipient who have agreed to be bound by this confidentiality agreement, and who undertake to maintain strict security over the confidential information, and where the recipient is acting on behalf of its client, the client also agrees to be bound by this confidentiality agreement.
7. Not to disclose to any party other than to professional advisors that discussions have been held in relation to the vendor, the business or the opportunity to purchase the business.
8. Not to communicate directly or indirectly the recipient's interest in the business offered by the vendor, with any customers, suppliers or employees of the business or the vendor.

The recipient makes this undertaking in favour of Commercial Choice Real Estate and the vendor, and both parties undertake to keep the recipient's interests confidential.

The business profile and other information is provided by Commercial Choice Real Estate on the instructions of the principals of this business and has been prepared from information supplied by the principals and their accountants. The recipient acknowledges that this information is further provided on the basis that the contents are accurate and correct. However, Commercial Choice Real Estate and its management and officers disclaim and express or implied warranty thereto. Acceptance of the business profile and other information constitutes acceptance of this disclaimer, which the recipient acknowledges.

DATES THIS.....DAY OF.....2006

SIGNED (RECIPIENT).....

SIGNED (VENDOR).....

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