

CONFIDENTIALITY AGREEMENT & DISCLAIMER

TO: Lynn Richter
Commercial Real Estate Solutions, LLC ["Owner's Broker"]
Richter.cresllc@gmail.com - 314-610-5027
810 Big Bend Woods Drive, St. Louis, MO 63021

Re: Sale and/or Lease Offering: 11102 Lindbergh Business Court, St. Louis County, MO 63021["Property"]
[BJC Behavioral Health – current tenant]

Please accept this Confidentiality Agreement as our request for confidential information for our use in determining whether we wish to express interest in acquiring or leasing the above captioned Property being offered for sale or lease on behalf of the Owner by **Commercial Real Estate Solutions, LLC ("Owner's Broker")**. Unless otherwise specifically instructed by Owner's Broker, all further inquiries regarding said interest shall be conducted exclusively through Owner's Broker and its licensees. We acknowledge that while the information contained herein or to be provided throughout this process has been assembled with care by the Owners of the property, their officers, directors, employees and agents, including Owner's Broker, and Owner's Tenant, no representation is being made as to the accuracy or completeness of any confidential information and no legal liability is assumed or to be implied by any of the aforementioned. The information contained herein or provided during this review process is subject to our sole verification and no liability for errors or omissions is assumed.

By our receipt of this and any future provided confidential information, we agree that the information is of a confidential nature, that we will hold it and treat it in the strictest confidence and that we will not, directly or indirectly, disclose or permit anyone else to disclose this information or any part of its contents to any other person, firm or entity without prior written consent of Owner's Broker. The confidential information is intended solely for us a prospective purchaser or tenant to determine whether we desire to express any further interest in the acquisition or lease of the Property disclosed herein.

We further agree not to contact owner/operator of the businesses which are tenants, as their lease has quiet enjoyment rights, and due to the medical industry nature of their business are subject to HIPPA rules and regulations.

By signing below we acknowledge this Agreement is for the benefit of Owner and Owner's Broker; and may be enforced by either of them. Furthermore, the Owner and Owner's Broker expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest and to terminate discussions with any party at any time, with or without notice, with or without cause. While the property is believed to be in good condition relative to its age, and tenancy, we acknowledge that the Owner and Owner's Broker make no warranties or representations as to the physical, environmental or financial conditions of the property. As Buyers and/or Tenants we shall be responsible for making our own independent investigations of the Property and the confidential information provided.

PROSPECTIVE Buyer/Tenant:

BUYER/TENANT BROKER [if applicable]

Date:

Date:

Company Name:

Company Name:

By: _____

By: _____

Name: _____

Print Name: _____

Title: _____

Title: _____

Address: _____

Address: _____

Email: _____

Email: _____

Phone No. _____

Phone No. _____