

# Lennard:

## Confidentiality Agreement – Purchaser

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by Lennard Commercial Realty Ltd. (the "Advisors"), exclusive listing brokerage for the Property, and \_\_\_\_\_ and/or affiliates, assignees, or nominees (the "Purchaser") regarding the Property known as **115 Edward Street, St. Thomas, ON** (the "Property").

The PURCHASER HAS REQUESTED information from the Advisors for the purpose of evaluating a possible acquisition of the Property. The Vendor of the Property has instructed the Advisors to deliver information concerning the Property, which is confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. The Purchaser will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If the Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from the Advisors, now or in the future, which is not readily available to the general public. The Purchaser understands that all Information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to the Vendor and Advisors.
4. All Information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.
5. The Purchaser shall not contact directly any persons concerning the Property other than the Advisors and without Advisor's or Vendor's written permission. Such persons include, without limitation, Vendor's employees, suppliers, and tenants.
6. The Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property (except advisors working on behalf of their fund clients). The Purchaser acknowledges that they are not working with any other advisor or agent other than Lennard Commercial Realty Ltd., Brokerage in connection with the Property.
7. Neither the Advisors nor Vendor make any representations or warranty, express or implied, as to the accuracy or completeness of any Information provided by them. The Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Vendor and the Advisors with respect to the same.
8. The persons signing on behalf of the Purchaser represent that they have the authority to bind the party for whom they sign.
9. This Agreement shall be governed and construed in accordance with the laws of the Province of Ontario.

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**Please email Confidentiality Agreement to Yash Kumar at [yash@lennard.com](mailto:yash@lennard.com) and Sergio Di Carlantonio at [sdicarlantonio@lennard.com](mailto:sdicarlantonio@lennard.com)**

Name of Purchaser: \_\_\_\_\_

Date: \_\_\_\_\_

Authorized Signatory: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_