

CONFIDENTIALITY AGREEMENT

I. The information presented in the property report is correct to the best of our knowledge; however, it is subject to errors, omissions, change in price or terms, prior sale, lease, exchange and/or withdrawal from the market, all without notice. All information is from sources deemed reliable. No representation is made or implied by EDMOND HOTY REAL ESTATE as to its accuracy or misstatement of fact.

II. All persons reading the report to be supplied must not rely solely on the information contained in it, but upon their own investigation, inspection and analysis of the property. The receivers of this report are urged to employ their own legal, accounting, engineering and other consultants (if needed) to establish, confirm and verify the facts presented in the report and to obtain other facts which may be pertinent in making a decision regarding the named property.

III. Purchaser acknowledges and agrees that Owner shall have the unrestricted right, at Owner's sole discretion, to reject, for any reason whatsoever, any and all offers submitted by Purchaser or on Purchaser's behalf; and at any time to discontinue, for any reason whatsoever, negotiations and to refuse, for any reason whatsoever, to enter into a proposed sale with the Purchaser.

IV. Purchaser agrees that Owner has not agreed to reserve the Property for Purchaser and Purchaser agrees that Owner shall be free to negotiate with other prospective buyers of the Property and to deal with other purchasers, brokers and persons for that purpose.

V. Purchaser acknowledges that Owner would not have agreed to enter into purchase negotiations with Purchaser without this Confidentiality Agreement being signed and returned.

VI. Purchaser agrees to indemnify and hold the Owner, including any affiliated corporation and the general and limited partners, employees, agents or representatives of Owner, their successors and assigns, harmless from and against any and all liability, loss, cost, damage or expense, including reasonable attorney's fees arising directly or indirectly, in whole or part, out of any claim, demand, or proceeding for a real estate brokerage commission, finder's fee or other compensation made by any person other than the listing agent and/or the individual who has signed this confidentiality agreement involving any proposed sale of the Property to be Purchased.

VII. Any offers and inquiries from Purchaser in connection with the proposed sale shall be forwarded to Edmond Hoty Real Estate at its address set forth on this letterhead.

VIII. Purchaser may not visit said Property without a representative of Edmond Hoty Real Estate being present and while on the property Purchaser may not make mention of sale to any person at the said Property.

IX. The information to be supplied is for your use only. You may present the information to your clients, but you may not market or advertise the property or give the information to other realtors and/or brokers.

Please acknowledge your agreement to abide by the terms and conditions set forth herein by signing the enclosed copies of this letter in the space provided below, and returning the same to our office at the following address:

Edmond Hoty Real Estate
2401 Sawmill Parkway, Suite 3
Huron, OH 44839
Fax: (419) 433-7112
Phone: (419) 433-1144 Ext. 12

Sincerely,

EDMOND HOTY REAL ESTATE

Edmond A. Hoty

THE TERMS OF THE ABOVE LETTER ARE ACKNOWLEDGED AND AGREED TO THIS
____ DAY OF _____, 200__.

Purchaser: _____.

Title: _____

Company Name: _____.