



## CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

This Confidentiality Agreement ("Agreement") is made and effective the \_\_\_\_ day of \_\_\_\_\_, 2008 by and between \_\_\_\_\_ ("Owner") and \_\_\_\_\_ ("Recipient").

OCEAN ATLANTIC COMMERCIAL is a brokerage firm that matches Buyers and Sellers of Businesses & Real Estate. We are obligated to treat all parties with honesty, but as an agent or subagent of the Seller our fiduciary obligation is to that party and our dissemination of sensitive information is limited to those who submit a non-disclosure agreement (this document) and agree to show evidence of financial qualification to consummate a transaction.

In consideration of OCEAN ATLANTIC COMMERCIAL providing information regarding the potential purchase of a Business and/or Real Estate, the undersigned agree that:

Any and all information exchanged or disclosed in connection with a specific Seller, Business, or Property shall be treated as confidential, including any such information obtained prior to the date of this agreement. Information, as described herein, shall include the name of the Business or Real Estate, the location, the ownership, the fact that it is for sale, and any other related data.

No contact will be made with any employee, supplier, contractor, customer, or owner of the respective Business or Real Estate, without the express consent of OCEAN ATLANTIC COMMERCIAL.

No third party disclosures shall be made by signers of this agreement, except to business, legal, or financial advisors, in which event the signers shall request their agreement to maintain confidentiality.

An individual signing for a partnership, corporation, LLC, etc., shall do so with the full authority to bind those he/she represents to the terms of this agreement.

All inquires correspondence, negotiations, offers, etc., relating to a purchase or lease will be presented through OCEAN ATLANTIC COMMERCIAL.

OCEAN ATLANTIC COMMERCIAL is not responsible for the verification or accuracy of disseminated Information. Parties entering into a contract for the purchase or lease of business assets or real property agree to rely on their own independent verifications and due diligence to determine the accuracy of all information. It is expressly agreed to indemnify and hold harmless OCEAN ATLANTIC COMMERCIAL and its Agents from all claims and damages for all decisions to enter into a contract based on the accuracy, completeness, or lack thereof, of any and all information.

The party or parties hereto, as a result of discussions, negotiations, disclosures, etc., shall have NO obligation to reach any agreement, NO obligation to execute a contract, and NO limitation on becoming involved with others for the purpose of leasing or purchasing other businesses or real estate, as a result of this agreement.

The signers hereto, state, without reservation, that this document has been read and understood, and agree to comply with its terms and conditions.

Owner: \_\_\_\_\_

Recipient: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

\_\_\_\_\_