

PROSPECTIVE PURCHASER CONFIDENTIALITY  
AGREEMENT

This is a Request for Informational Materials that have been prepared regarding the sale of the following regarding the property known as:

**Christian Road Storage, 102 Christian Road, Ennis, Texas 75119** (as the "Property").

The Informational Materials are intended solely for \_\_\_\_\_ ("Prospective Purchaser") and its limited use considering its interest to purchase the Property.

The Informational Materials, which contain certain confidential information relative to the business and affairs of the Properties, as well as other information that may be pertinent to the sale of the Properties or specific information requested by Prospective Purchaser, have been prepared by the Owner and The Ambrose Group, the Exclusive Listing Broker for the Owner. The Information Materials do not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner nor The Ambrose Group make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Informational Materials or their contents and no legal liability is assumed or justified with respect thereto.

By executing this Agreement, Prospective Purchaser agrees that: it will hold and treat the information contained in the Informational Materials in the strictest of confidence; it will not disclose or permit anyone else to disclose the contents of the Informational Materials to any other entity without prior written authorization of The Ambrose Group it will not permit the Informational Materials or its contents to be used in any fashion or manner detrimental to the interest of the Owner; it will not photocopy or duplicate the Informational Materials without prior written consent of The Ambrose Group; it shall not disclose or discuss the sale of the Properties with any of the staff or tenants at the Properties without the prior written consent of The Ambrose Group; it will indemnify, defend and hold harmless the Owner and The Ambrose Group from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than The Ambrose Group it acknowledges that The Ambrose Group is representing the Owner and only The Ambrose Group shall receive compensation from the Owner.

The undersigned Prospective Purchaser acknowledges that the Owner shall have no obligation to Prospective Purchaser unless and until a written agreement embodying all the terms and conditions of the proposed sale is executed and delivered by Owner and by Prospective Purchaser and in such event, Owner's only obligation to the Prospective Purchaser will be as, and to the extent, if any, provided in such written agreement.

The owner/The Ambrose Group expressly reserve the right, at its sole discretion, to reject any or all proposals or expressions of interest in the Properties and to terminate discussions with any party at any time with or without notice. The Informational Materials shall not be deemed a representation of the state of affairs of the Properties or constitute an indication that there has been no change in the business or affairs of the Properties since the date of the preparation of the Informational Materials.

Prospective Purchaser also agrees that if they choose to not pursue or to discontinue negotiations leading to the purchase of the Properties, they shall return all Informational Materials to The Ambrose Group immediately. Buyer agrees NOT to Circumvent The Ambrose Group, in the Potential Lease / Purchase / Transfer of Shares or Joint. Venture of the above-mentioned Property or Properties, either by its self, agents or assigns for a period of two (2) years of the date of this agreement.

ACKNOWLEDGED AND AGREED ON DATE \_\_\_\_\_

\_\_\_\_\_  
Prospective Purchaser/Entity (PRINT NAME)

\_\_\_\_\_  
Authorized Signatory for Purchaser/Entity (SIGNATURE)

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Purchaser Contact Person (Print Name)

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Purchaser E-mail Address

RETURN TO: **Brandon Brooks, The Ambrose Group via email: [brandon@theambrosegroupp.com](mailto:brandon@theambrosegroupp.com)**

DATE RECEIVED BY THE AMBROSE GROUP: \_\_\_\_\_ RECEIVED & APPROVED BY: \_\_\_\_\_