

STANDARD NONDISCLOSURE AGREEMENT

_____ (“Prospect”) acknowledges that Prospect has enlisted the services of Carolina Investment Brokers, LLC (“Broker”) to assist Prospect, and acknowledges that Broker was the first to advise Prospect of the following business and/or commercial property investments (“Investments”): _____
This document will also apply to any and all Investments listed or working in any capacity with Broker; you won’t need to sign one for each interest.

Prospect agrees that all negotiations and actions of Prospect, directly or indirectly, to acquire any of the Investments shall be solely through Broker. In the event that Prospect or any relative, associate, or affiliate, directly or indirectly, contacts the Seller and consummates a purchase of any of the Investments or portions of the Investments without the involvement of Broker through closing, Prospect and Seller shall be jointly liable for the commission due to Broker.

In the event that Prospect, directly or indirectly, fails to keep confidential the availability of the Investments, and discloses same to any third party who consummates a purchase of any of the Investments without the involvement of Broker through closing, Prospect shall be liable for the commission due to Broker. As set forth herein, “directly or indirectly” shall include, but not be limited to, acquisition in the name of an entity in which Prospect or a relative of Prospect is a principal, partner, consultant or investor. In any action arising from this Agreement, the prevailing party shall be entitled to recover a reasonable attorney’s fee and court costs.

All data provided by Broker regarding the Investments have not been verified by Broker as to accuracy. Such data is merely that which has been provided by Seller to Broker. Prospect must conduct Prospect’s due diligence investigation to verify all such data. Prospect is encouraged to obtain the assistance of attorneys, accountants and other experts to assist in such verification. Prospect shall maintain the confidentiality of all such data, and shall not disclose such information to any persons not specifically involved with Prospect in such acquisition.

The Seller DOES NOT WANT competitors, employees, customers, neighbors, family or anyone else to know their business is for sale. You must schedule any visits through Broker. Please do not disturb Seller, tenants or staff.

If financing is required, a pre-qualification from Lender must be submitted with this form.

Prospect: (ALL FIELDS ARE REQUIRED. Incomplete or vague responses will not be accepted by Seller or Broker.)

Signature: _____ Timeframe to make purchase: _____

Print Name: _____ Do you require financing? _____

Address: _____ If financing is required, have you been pre-qualified? _____

City/State/Zip: _____ How much do you have available to invest? \$ _____

Telephone Number: _____ How much experience do you have in this field? _____

Email Address: _____ Date: _____

Broker’s signature: Howard E. Molton Date: _____

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