



CONFIDENTIALITY AGREEMENT

WHEN COMPLETE, SCAN AND EMAIL TO: CHRIS@BRAUNCO.COM

ORCHARD SUPPLY HARDWARE PROPERTY Visalia, CA – AUCTION

You are hereby advised that BraunWorldbid Auction Company and Core Real Estate has been retained on an exclusive basis to represent the offering for sale of **Orchard Supply Hardware, 2230 W. Walnut Ave., Visalia, CA 93277** (“the Property”). By agreeing to these terms, you hereby acknowledge that you are a principal or an investment advisor in connection with the possible acquisition of the Property.

On behalf of Owner, Brokers may make Confidential Information available upon execution of this Confidentiality Agreement. Such Confidential Information is intended solely for your use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon Owner, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until Owner enters into a formal agreement of sale.

The material made available to you will contain brief, select information pertaining to the Property, and has been made available by Brokers, primarily from information supplied by Owner or Owner's agents. These materials are in summary form, and they are not intended to be all-inclusive or to contain all of the information that a prospective investor may need or desire. All financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of Brokers and are therefore subject to material variation. These materials do not constitute an indication that there has been no change in the business or affairs of the Property or Brokers since the date of preparation. Owner makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

Neither the Auction Company nor Brokers nor any of their respective officers, agents or principals have made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of this Confidential Information or any of its contents, and no legal commitment or obligation shall arise by reason of the Confidential Information or its contents. Analysis and verification of the information contained in the Confidential Information is the sole responsibility of prospective buyers.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Brokers are brokerage firms may represent, through listing agreements or otherwise, various parties including other prospective purchasers and tenants of the Property, current tenants of the Property, owners or tenants of properties having the same or similar qualities and characteristics of the Property, and parties having a security interest in the Property. You hereby consent to any dual agency or competitive relationship that may be created by Brokers’ various representation engagements. Brokers shall not disclose the confidential information of one principal to the other.

By accepting these terms, you agree that you will hold and treat Confidential Information in the strictest of confidence; that you will not duplicate it by any means; that you will not disclose it or any of its contents to any other entity (except advisors retained by you if necessary, in your opinion, to assist in your determination of whether or not to make a proposal, provided that such advisors agree to be bound by the terms of this confidentiality agreement) without prior written authorization of Brokers; and that you will not use the Confidential Information or any of its contents in any fashion or manner detrimental to the interest of Brokers or Owner. If you do not wish to pursue acquisition negotiations you hereby agree to return the Confidential Information to Brokers.

By: _____

Representing (Required):

Printed Name: _____

Name: _____

Company: _____

Email: _____

Company: _____

Phone: _____