

CONFIDENTIALITY AND EXCLUSIVE DEALING AGREEMENT

Regarding: Disclosure of information regarding real property located at / known as: Country Club Professional Center, 2322 Butano Drive, Sacramento, California.

1. Potential Buyer, through Potential Buyer's agent, has requested that Henry Chazankin, Inc., a commercial real estate brokerage company, disclose operating details, tenant details and / or other information to them regarding the above-referenced real property for purposes of evaluation of possible purchase of that property.

2. In consideration of such disclosure, Potential Buyer and their agent hereby agree to keep such information confidential, use it for only evaluation of such potential purchase, not disclose it to any third party, and comply with all the terms and conditions of this Agreement.

3. Potential Buyer and their agent further agree that with regard to the property on which information is being provided by Henry Chazankin, Inc., they will deal regarding and/or purchase such property only through Henry Chazankin, Inc., and will not deal directly with any owner of such property or other agent for such owner.

4. Potential Buyer and their agent understand and agree that the accuracy of the information provided pursuant to this agreement is not guaranteed or warranted by Henry Chazankin, Inc. or any other party. Potential Buyer should perform, and agrees to solely rely upon, their own investigation of such property in the evaluation and any potential purchase of such property, and releases Henry Chazankin, Inc. and the owner(s) of such property from any liability in connection with the provision of this information.

5. Potential Buyer agrees not to disturb any tenant or occupant of the subject property, and agrees to not disclose the offering for sale or potential sale of such property, or the information provided pursuant to this Agreement, to any such tenant or occupant.

6. Should any provision of this Agreement be found to be void or unenforceable, such provision shall be severed from this Agreement, and the remainder of this Agreement shall remain in force and effect.

(Signed)

(Signed)

Potential Buyer

Potential Buyer's Agent

(Print Name)

(Print Name)

Date

Date

Return signed Agreement to: Henry Chazankin, Inc. • FAX: 707-575-6900