

## **CONFIDENTIALITY STATEMENT & DISCLAIMER**

**Southpointe Center  
3007 Knight Street  
Shreveport, Louisiana 71105**

IT IS HEREBY AGREED AND ACKNOWLEDGED between VINTAGE REALTY COMPANY and the undersigned Purchaser and Purchaser's Agent (the "Undersigned"), WHEREAS, Vintage Realty Company may furnish the Undersigned certain confidential information relating to the affairs of the property located at 3007 Knight Street, Shreveport, Louisiana, and more fully described in confidential information to be given for the sole and exclusive purpose of considering the purchase of said property;

WHEREAS, the Undersigned shall review, examine, inspect or obtain such information only for the purpose stated above, and shall hold all such information confidential pursuant to the terms of this Agreement.

BE IT KNOWN, that Vintage Realty Company has or shall furnish to the Undersigned certain confidential information, and may further allow the Undersigned the right to inspect the above property under the following terms and conditions:

1. That the undersigned hereby agrees to hold all confidential and / or proprietary information provided by Vintage Realty Company ("Information") in trust and confidence and further agrees that it shall be used only for the purpose contemplated herein and shall not be used for any other purpose or disclosed to any third party without prior written consent of Vintage Realty Company. The Information provided may only be used by parties approved by Vintage Realty Company "Broker" and Owner. The Property is privately offered and, by accepting the Information, the party in possession hereof agrees (i) to return it to Vintage Realty Company immediately upon request of Broker or Owner and (ii) that this Information is of a confidential nature and will be held and treated in the strictest confidence;
2. This Information is the property of Vintage Realty Company and may only be used by parties approved by Vintage Realty Company and Owner. No portion of this material may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Vintage Realty Company;
3. That this Information shall not be disclosed to any employee or consultant of the Undersigned unless they agree to execute and be personally bound by the terms of this agreement; and
4. The value of this transaction to any prospective purchaser depends on tax, legal and other factors which should be evaluated by purchaser's qualified tax, financial and legal advisors. Any prospective purchaser and advisors should conduct a careful, independent investigation of the Property to determine satisfaction as to the suitability of the Property;

It is further agreed that in the event the Undersigned should violate the terms and conditions of this agreement, then in such event, Vintage Realty Company, at its sole discretion, may seek injunctive relief against the Undersigned plus such other relief and damages allowed by law. The cost of obtaining such relief or any other form of relief, including but not limited to reasonable Attorney Fees and court costs, shall be borne by the Undersigned.

The information provided has been obtained from sources believed to be reliable. Vintage Realty Company, "Broker", is the exclusive agent of property owner and makes no representations, guarantees or warranties of any nature about the accuracy or completeness of any information provided. The information provided is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property.

Prospective Purchaser (Undersigned): \_\_\_\_\_

Name Date: \_\_\_\_\_

Company Name: \_\_\_\_\_

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

Address: City, State: \_\_\_\_\_

Purchaser's Broker: \_\_\_\_\_

Company Name: \_\_\_\_\_

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

Address: City, State: \_\_\_\_\_