

PORTA & CO.

COMMERCIAL REAL ESTATE

CONFIDENTIALITY AGREEMENT

The financial information ("Material") you requested contains confidential information solely for your own limited use as a prospective Buyer ("Purchaser") in considering whether to pursue negotiations to acquire the following real estate property located at **511 Congress Street, Portland, ME** ("Property") owned by **Ocean Gate, LLC** ("Owner").

This Material contains selected information pertaining to the business and affairs of the Property and has been prepared by the Owner and its agents. This Material does not purport to be all inclusive or to contain all the information that a prospective buyer may desire. Neither the Owner nor any of its officers, agents, or employees make any representation, expressed or implied, as to the accuracy or completeness of the Material or any of its contents and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

By execution of this agreement, you agree that you will not, directly or indirectly, disclose the Material or its contents to any person, firm or entity other than your advisors such as lawyers, accountants, etc. without prior written authorization of the Owner, and that you will not use or permit to be used the Material or its contents in any fashion or manner detrimental to the interest of the Owner. Reproduction and/or distribution for other than your analysis purposes is strictly prohibited.

If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this Material at your earliest convenience.

The Material shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there have been no changes in the business or affairs of the Property since the date of preparation of the Material.

If you are in agreement with these terms, please sign and date below where indicated and return this document to us by fax or email to the Brokers listed below.

SEEN AND AGREED TO:

Please Print
Company Name: _____

Your Name: _____

Address: _____

City / State: _____ Zip Code: _____

Telephone No. _____

Fax No. _____

E-Mail _____

By: _____

Its:

Date: _____