

NON-DISCLOSURE / CONFIDENTIALITY AGREEMENT

Our agreement with the Seller requires that we obtain a confidentiality agreement and evidence of financial ability before disclosing the name and location of his/her business. This information will be kept confidential.

In consideration of VR Business Brokers ("Broker") providing the information on listing # _____ and/or business described as _____ for sale, I/we understand and agree:

- (a) That any information provided on any business is sensitive and confidential, and that its disclosure to others may be damaging to the businesses and their owners.

(b) Not to disclose any information regarding this business to any other person who has not also signed this Agreement, except to secure the advice and recommendations of my business advisors (accountants, attorneys, etc.). "Information" as used in this Agreement shall include the fact that the businesses are for sale, plus any other data provided.

(c) Not to contact the business owners or their landlords, employees, suppliers or customers except through Broker. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any business presented by Broker will be conducted exclusively through Broker.

(d) Not to circumvent or interfere with Broker's contract with the Seller in any way. I/We understand that should I/we become a manager or otherwise connected with any of the businesses shown or offered to me/us for sale, or should I/we buy, trade, lease or exchange any of the businesses disclosed to me/us, then a fee will be due to Broker. I/we understand that if I/we make the purchase through Broker, I/we will not be liable for the fee to paid by Seller to Broker.
- That all information regarding businesses for sale is provided by the Seller or other sources and is not verified in any way by Broker. Broker has no knowledge of the accuracy of said information and makes no warranty, express or implied, as to the accuracy of such information. Understanding that, I/we shall make an independent verification of said information prior to entering into an agreement to purchase any business. I/we agree that Broker is not responsible for the accuracy of any of the information I/we receive or fail to receive, and I/we agree to indemnify and hold Broker and its agents harmless from any claims or damages which may occur by reason of the inaccuracy or incompleteness of any information provided to me/us with respect to any business I/we might purchase.

I/we acknowledge that I/we have received an exact copy of this Agreement and that I/we have read this Agreement carefully and fully understand it.

Signature Date

Name (Please Print)

Address

City State Zip

Phone # with area code

Troy Frank, VR Business Brokers

Broker Company Name

6505 East 82nd Street, Suite 206.

Address

Indianapolis IN 46250

City State Zip

Signature Date

Name (Please Print)

Address

City State Zip

Phone # with area code



Please Sign and fax to:
(317) 596-9335