

NON-DISCLOSURE AGREEMENT

67 King Street, Picton, Ontario

This Non-Disclosure Agreement (the "Agreement") is made as of the _____ day of _____, 20_____, by and between:

Disclosing Party:

Manson Slik, Broker
Gordons Real Estate Brokerage
178 County Road 28
Belleville, ON
613-961-7245
manson@gogordons.com

Receiving Party:

Name: _____
Company: _____
Address: _____
Phone: _____
Email: _____

1. Purpose

The Receiving Party has requested to review certain confidential information relating to the commercial property located at 67 King Street, Picton, Ontario (the "Property") for the purpose of evaluating a potential purchase or investment.

2. Confidential Information

"Confidential Information" includes, without limitation:

- Financial statements;
- Income and expense reports;
- Tax documents;
- Tenant payment histories;
- Lease agreements and amendments;
- Rent rolls;
- Tenant financial information and contact information;
- Any other non-public financial, operational, leasing, or tenancy-related information relating to the Property, whether disclosed orally, electronically, or in writing.

3. Obligations of the Receiving Party

The Receiving Party agrees to:

- (a) keep all Confidential Information strictly confidential;
- (b) not disclose it to any third party except legal, financial, lending, or other professional advisors who are bound by equivalent confidentiality obligations;
- (c) use the Confidential Information solely for the purpose of evaluating the Property and for no other purpose;
- (d) not contact any tenant, employee, contractor, or service provider associated with the Property without the prior written consent of the Disclosing Party.

4. Term

This Agreement shall remain in effect for a period of two (2) years from the date of signing.

5. Return or Destruction

Upon request, the Receiving Party agrees to promptly return or securely destroy all Confidential Information and any copies, notes, or extracts made from it.

6. No Obligation

Nothing in this Agreement obligates either party to proceed with any transaction or creates any agency, partnership, joint venture, or other legal relationship.

7. Governing Law

This Agreement shall be governed by the laws of the Province of Ontario.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Disclosing Party

Receiving Party

Name: _____

Name: _____

Signature: _____

Signature: _____

67 King St., Picton 2025

Base Rent	\$	144,415.08
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Management Fees (Recovery Adjustments)	\$	7,884.70
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Recoverable Fees	\$	96,511.97
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Total Income	\$	248,811.75
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Expense

<i>Professional Fees / Admin</i>			\$	6,925.00
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Management Fees			\$	7,884.70
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CRT Clean EXP contract service			\$	15,775.00
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Repairs / Maintenance			\$	4,021.07
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Utilities			\$	29,716.93
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Roads / Grounds			\$	8,926.24
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Insurance			\$	2,901.84
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Property Taxes			\$	31,365.00
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Waste Disposal			\$	3,805.89
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Total	\$	111,321.67
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ADD Depreciation	\$	14,080.17
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Net Operating Income	\$	151,570.25
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