

NON-DISCLOSURE AGREEMENT

Our agreement with the Seller requires that we obtain a Non-Disclosure Agreement and evidence of financial ability before disclosing the name and location of a business available for purchase.

In consideration of the Broker, Eranco, Inc., and Eranco Associates Real Estate Division, providing information on businesses and properties for sale, I/we understand and agree:

1. (a) That any information provided on any business which is expressly identified as confidential ("the Information") may be sensitive and confidential, and that disclosure to others of the Information which has been expressly so identified, may be damaging to the businesses and their owners, and that such damage may be actionable by the owners.

(b) Not to disclose, for a period of three years from the date of this agreement, the Information regarding these businesses to any other person who has not also signed this agreement, except that I/we may divulge the Information to those whose knowledge of the Information is required to assist me/us in evaluating the potential acquisition, financing and/or other business transactions involving the sale or transfer of assets.

(c) Not to contact the business owners, or landlord, employees, suppliers or customers, except through the Broker or with the knowledge of the Broker.

(d) The Broker has been employed by, and is an agent for the Seller and all fees will be paid by the Seller unless otherwise agreed, and I/we agree not to interfere with the payment of such fees.

2. That (a) no representation or warranties are being made as to the completeness or accuracy of the Information and (b) any and all representations and warranties shall be made solely by the businesses and their owners in a signed acquisition agreement or purchase contract and then be subject to the provisions thereof.

3. That should we enter into an agreement to purchase a business, and the Seller is requested to finance part of the sale, then the Seller will be provided a financial statement and personal business history. We verify that we have the amount of \$_____ in available funds or an approved credit line to invest in any business opportunity.

4. This Non-Disclosure Agreement does not apply to any information obtained from sources other than the Broker and does not apply to information already known and accessible to the trade and others, or any information which becomes known and accessible to the trade or others in the future.

5. A facsimile transmission of signatures to this agreement shall be legal and binding on all parties hereto. This agreement shall be governed in accordance with the laws of the state of Ohio.

6. That, by signing this document, I/we consent to the Broker contacting us by phone, mail, faxes or email, in regards to this or other future opportunities that may become available.

I/we acknowledge that I/we have received a copy of this agreement and have read this agreement carefully and fully understand it.

_____ Signature	_____ Date
_____ Name	_____ Phone
_____ Address	_____ Fax
_____ City	_____ Email
_____ State	
_____ Zip	

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