GEORGIA REALTY SPECIALISTS
3100 Five Forks Trickum Rd. Suite # 403
Lilburn, GA 30047
Phone(770) 982-7575 Fax (770) 982-7445

NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT

I/we the undersigned prospective purchaser(s) or the agent for prospective purchaser hereby acknowledge having been first referred, introduced and/or shown the below listed business (es) by Georgia Realty Specialists, (Broker) and the undersigned has been advised that Broker/Agent has an agreement with the owner that would entitle Broker/Agent(s) to a commission upon the sale, lease, or exchange of any of the business (es) listed below.

In consideration of information furnished me concerning the business(es) listed below, I/we agree that if I/we buy, lease, manages, invests in, lends to, is employed by, or otherwise comes into possession or constructive control of during the period of two (2) years following the date of this agreement, whether or not the business listing was in writing or verbal, or has then become inactive, I/we agree that if I/we use my/our best efforts to protect and implement Broker's/Agent(s) commission rights. I/we have been advised that although I/we am/are normally not responsible for the payment of a commission, I/we would become responsible for a (12%) commission based on the total sale price with a minimum of $14,000.00 if I/we interfere with or attempt to circumvent Broker's/Agent(s) commission rights against others. Furthermore, Purchaser(s) or the Agent for prospective purchaser hereby agrees not to close on any transaction on any such business (es) until Broker/Agent(s) is paid its standard commission by the Seller.

I/we understand that the Broker or Agent(s) HAS NOT VERIFIED information given to me/us concerning any of the businesses listed below and IS NOT RESPONSIBLE for the accuracy or completeness of that information, in the event of a dispute between the undersigned and the owner/seller of any business listed below, I/we hold broker & Agent(s) harmless, including costs and attorney's fees, from any cost or liability resulting there from.

PLEASE DO NOT CONTACT OWNER OR EMPLOYEES

In consideration of your having provided the information, I/we hereby agree, not to reproduce or divulge such information to others, except to secure their advice and counsel, in which case I/we agree to maintain their consent to maintain such confidentiality, (2) to conduct all further inquiries into below opportunities exclusively through the office of the above named broker, which I/we acknowledge to be the agency first providing such information to me , and hereby acknowledge receipt of confidential information about the businesses herein described on the date indicated.

I/we have read and understand this agreement and do hereby acknowledge receipt of a copy thereof. Said confidentiality agreement, is binding by law whether signed in person as an original or signed by fax.
AGREED this_____day of _____, 20_____.

BUSINESS INTRODUCED TO PURCHASER(S) AND OR AGENT

1._____
2._____
3._____
4._____
5._____
6._____
7._____
8._____

PURCHASER OR AGENT SIGNATURE **PRINT NAME** **DATE**

ADDRESS **CITY/STATE/ZIP** **PHONE NUMBER**

E-MAIL ADDRESS