



Confidentiality/ Registration Agreement

This Confidentiality Agreement ("Agreement" is made and agreed to by _____
("Cooperating Broker") _____ Prospective Buyer ("Buyer") and The Keyes Company
("Exclusive Listing Broker") regarding the property known as MLS A11141314 - restaurant located in Miracle Mile
("Property")(s) This obligation of confidentiality undertaken in pursuant to this Agreement shall survive any future
agreement with the owner.

The Parties Agree to the Following: in consideration of the covenants and agreements contained herein :

- Neither Cooperating Broker nor Buyer will not disclose, permit the disclosure of, release disseminate or transfer any information obtained hereunder ("Marketing Information")to any persons who have not been approved and agreed to in writing by The Keyes Company.
- The person(s) signing this Agreement on Cooperating Broker's or on Buyer's behalf will take all appropriate precautions to limit the dissemination of the Marketing information only to those persons who have need to know of the marketing information, and who are specifically aware of the Agreement and agree to honor it.
- The Agreement applies to all Marketing information received by Owner now or in the future which is not readily available to the general public. Cooperating Broker and Buyer understands that all marketing information shall be deemed confidential, valuable and proprietary such that is unauthorized disclosure even without intent to harm could cause substantial and irreparable harm to Owner.
- All information shall be used for the sole purpose of evaluating the Property and it shall not at any time or in any manner be used for any other purpose.
- Cooperating Broker, Buyer or any other party shall not contact directly any persons concerning the Property other than The Keyes Company without written permission from The Keyes Company. Such persons include without limitation Owner's employees suppliers, lender and tenants.
- Owner makes no representation or warranties expressed or implied as to the accuracy or completeness of any marketing information provided by them. Cooperating broker assume full responsibility for reconfirmation and verification of all Marketing information received and expressly waives all rights of recourse against the Owner and The Keyes Company.
- The Person(s) signing on the behalf of the Cooperating Broker represent that they have the authority to bind the party for whom they sign and the Person(s) signing on behalf of the Buyer represent that they have the authority to bind the party for whom they sign.
- This Agreement shall be governed and construed in accordance with the laws of The State of Florida.
- Cooperating Broker recognizes that they do not represent the Owner in this transaction and acknowledges that The Keyes Company is acting as Seller's Broker and represents the Owner.
- In the event Cooperating Broker's Buyer successfully purchases the Property, upon receipt of the commission per the terms of the Listing agreement as stated The Keyes Company shall pay a Cooperating Broker's Fee in the amount _____% of the total selling price.
- The Cooperating Broker must register all buyers with Listing Broker in order to receive Marketing information and be entitled to the Co-Op Brokers portion of the commission.
- The term of this agreement shall be 12 months from the date of execution by all parties.

Cooperating Broker Accepted & Agreed

Sign: _____

Print Name: _____

Brokerage Firm: _____

Telephone: _____

Email: _____

Buyer Accepted & Agreed

Sign: _____

Print Name: _____

Company: _____

Telephone: _____

Email: _____

Return to:

Modifications to this document will not be accepted without written consent from exclusive listing broker. Modifications made without consent will void the terms of this agreement. TA05/14