

May, 2026

The undersigned “Registered Potential Purchaser” and/or “Broker” (the “Accepting Party or “Accepting Parties”) (collectively, the “Accepting Parties”) are interested in obtaining information regarding the property known as **2300 Wilshire Boulevard, Los Angeles, California 90025-APN 4276-017-125**, (the “Property”) in order to evaluate the possible acquisition (the “Proposed Transaction”) of the Property by Registered Potential Purchaser from Owner. Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to California Realty Group (the “Listing Broker”). By accepting this Agreement and the Evaluation Materials (as herein defined), Accepting Party hereby agrees as follows:

1. Confidentiality. Any information with respect to the Property (collectively, the “Evaluation Material”) provided to any Accepting Parties by Owner and/or Listing Broker and/or any of their respective consultants, agents or employees (collectively, the “Seller Parties”) will be used solely for the purpose of evaluating the possible acquisition of the Property by the undersigned registered potential purchaser (“Registered Potential Purchaser”) and will not be used or duplicated for any other purpose. Accepting Parties shall keep all Evaluations Materials strictly confidential provided, however, that such Evaluation Materials may be delivered to such persons or entities who because of their involvement with the Proposed Transaction need to know such information for the purpose of giving advice with respect to, or consummating, the Proposed Transaction (all of whom are collectively referred to as (“Related Parties”); provided, however, that any such Related Parties shall be informed by Accepting Parties of the confidential nature of such information and shall be directed by Accepting Parties shall cause such Related Parties) to keep all such information in the strictest confidence and to use such information only in connection with the Proposed Transaction and in accordance with the terms of this Agreement. Accepting parties will not communicate with tenants of the property without the prior written consent of Owner.

2. Registered Potential Purchaser’s Broker; Brokerage Commissions. Registered Potential Purchaser hereby authorizes the undersigned Broker (“Broker”) to represent Registered Potential Purchaser as its broker with respect to the purchase of the Property. Registered Potential Purchaser agrees to pay Broker a commission pursuant to separate agreement at the close of escrow. Registered Potential Purchaser represents to the Owner that it has not had any discussions regarding the Property with any broker or agent other than Owner, Listing Broker and Broker. Registered Potential Purchaser acknowledges that it is a principal in connection with the purchase of the Property and Registered Potential Purchaser hereby agrees that it will not look to any of the Seller Parties for any commissions, fees or other compensation in connection with the sale of the Property. Broker further agrees that it will not discuss the Property with any parties other than Registered Potential Purchaser Related Parties, Listing Broker and/or Owner and that broker will not distribute the Evaluation Materials or excerpts thereof to any other parties except in accordance with the terms of this Agreement. Registered Potential Purchaser, Broker hereby agrees, jointly and severally, to indemnify and hold harmless each of the Seller Parties against and all costs, loss, liability or expense, including attorney’s fees, arising from claims by Broker or any other parties claiming to have had dealing with Broker or Registered Potential Purchaser in connection with the sale of the Property, including Listing Broker.

3. Registered Potential Purchaser’s Non-Broker Representation. Registered Potential Purchaser hereby confirms that it is not represented by a real estate broker, agent, finder or any other party entitled to any commission, fee or other payment in connection with the Proposed Transaction. Registered Potential Purchaser represents to the Owner that it has not had any discussions regarding the Property with any broker or agent other than Listing Broker. Registered Potential Purchaser acknowledges that it is a principal in connection with the purchase of the Property and Registered Potential Purchaser hereby agrees that it will not look to any of the Seller Parties for any commissions, fees or other compensation in connection with the sale of the Property. Registered Potential Purchaser hereby agrees to indemnify and hold harmless each of the Seller Parties against and all costs, loss, liability or expense, including attorney’s fees, arising from claims by any party claiming to have had dealings with Registered Potential Purchaser in connection with the sale of the Property, including Listing Broker.

4. Broker's License. Listing Broker represents and covenants that it is currently, and at the time of the consummation of any sale of the Property to Registered Potential Purchaser, will be, a duly licensed real estate broker.

5. No Disclosure. Accepting Parties shall not (i) disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Property by Registered Potential Purchaser or any of the terms thereof or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the Property with any other person or entity (including tenants) except for Owner and Listing Broker, except as may be expressly permitted elsewhere in the Agreement and, in such case, only in strict accordance with the provisions hereof. In the event that any Accepting Parties or Related Parties become legally compelled to disclose all or any part of the Evaluation Materials, Accepting Parties will provide Owner with prompt written notice so that Owner may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement, Accepting Parties acknowledge that damages may be inadequate to protect against breach of these provisions and therefore agrees in advance to the granting of injunctive relief as described above in Owner's favor without proof of actual damages, in addition to any other remedies available at law or in equity. In the event that such protective order or other remedy is not obtained, or if Owner waives compliance with the provisions of this Agreement, Accepting Parties will furnish only that portion of the Evaluation Materials, which is legally required and will exercise best efforts to obtain reliable assurance that confidential treatment will be accorded the Evaluation Materials.

6. No Representations by Seller Parties. None of Seller Parties make any representations or Warranties as to the accuracy or completeness of the Evaluation Materials or that actual results will conform to any projections contained therein. The Seller Parties expressly disclaim and all liability for representations or warranties, express or implied, contained in the valuation Materials, or in any other written, oral or other communications transmitted or made available to Accepting Party by Seller Parties, including, without limitation, computer disks containing files with financial data or projections.

7. No Obligation. Owner is under no legal obligation of any kind whatsoever with respect to the Proposed Transaction by virtue of this Agreement, except for Owner's obligation under the following provision regarding attorney's fees, if any, the delivery of any Evaluation Materials, any discussions concerning the Proposed Transaction or otherwise, unless and until a binding written agreement is executed and delivered by all parties thereto.

8. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. Attorney's Fees. In the event of any legal action or other proceeding between the parties regarding this Agreement, the prevailing party shall be entitled to the payment by the losing party of its reasonable attorney's fees, court costs and litigation expenses, as determined by the court.

If acceptable, please email an executed copy to Mark Esses, California Realty Group at mark@californiarealtygroup.com

REGISTERED PURCHASER:

NAME: _____

SIGNATURE: _____

Company: _____

Its: _____

Phone Number: _____

E-Mail Address: _____

Address: _____

City/State/Zip: _____

Date: _____

BROKER:

NAME: _____

SIGNATURE _____

Company: _____

Its: _____

Phone Number: _____

E-Mail Address: _____

Date: _____