

HC 9300 CULVER, LLC
c/o Hackman Capital Partners, LLC
4060 Ince Boulevard
Culver City, California 90232

April 27, 2026

STRICTLY CONFIDENTIAL

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To whom it may concern:

HC 9300 Culver, LLC (together with Hackman Capital Partners, LLC and its/their affiliates, collectively, "Company") owns, manages and/or controls that certain property located at 9300 Culver Blvd., Culver City, CA 90232 (the "Property") and the Company desires to share certain Confidential Information (as defined below) in connection with a potential transaction with respect to the Property (the "Transaction"). In connection with the Transaction, the undersigned ("Recipient" or "you") is receiving certain Confidential Information (as defined below) on a confidential basis and for the sole purpose of allowing you to evaluate the Transaction and not for any other purpose. As a condition to you being furnished such information, you agree to treat any information (whether (i) prepared by Company, its Representatives or another person or gathered by inspection, (ii) in written, oral, electronic or other form, or (iii) identified as "confidential" or otherwise) concerning the Company, its Representatives and/or the Transaction which is furnished to or obtained by you (herein collectively referred to as the "Confidential Information") in confidence in accordance with the provisions of this agreement and to take or abstain from taking certain other actions as set forth herein. The term "Confidential Information" shall be deemed to include (a) all notes, analyses, compilations, summaries, data, reports, studies, interpretations, forecasts, financial statements, financial models, records, memoranda, offering materials, including offering memoranda or other documents or information prepared by Company or its Representatives or any other person which contain, reflect or are based on, in whole or in part, any Confidential Information, (b) the fact that you have received Confidential Information or Confidential Information is being made available to you, and (c) the fact that discussions or negotiations are taking place concerning the Transaction, conditions or other facts with respect to the Transaction, including the status thereof and the existence of this agreement. The term "person" as used in this agreement will be interpreted broadly to include the media (electronic, print or otherwise), the Internet, any governmental representative or authority or any corporation, company, partnership, group or other entity or individual. The term "Representative" means collectively, a party's affiliates, and such party's and such affiliates' respective managers, directors, officers, employees, counsel and auditors.

You agree that the Confidential Information will be used solely for the purpose of assisting you in analyzing the Transaction and will not be used for any other purpose, and that such information shall be kept strictly confidential by you and will not be disclosed by you to any other person without the prior written consent of Company; provided, however, that any such information may be disclosed by you to your Representatives on a "need to know" basis for the sole purpose of

assisting you in connection with analyzing the Transaction, it being understood and agreed that such Representatives will be informed by you of the obligations contained herein and will agree (i) to keep the Confidential Information confidential, and (ii) to be bound by the terms of this agreement to the same extent as if they were parties hereto. Without limiting the foregoing, you shall not disclose any Confidential Information or any information regarding Company, its Representatives or the proposed Transaction to any person or entity, including, without limitation, any governmental authority, other than to your Representatives (as set forth hereinabove). You agree to be responsible for any breach of this agreement by any of your Representatives (it being understood that such responsibility shall be in addition to and not by way of limitation of any right or remedy that Company may have against you or your Representatives with respect to such breach).

Notwithstanding the foregoing, the term “Confidential Information” does not include information which (i) was already available to you or your Representatives or in your possession, on a non-confidential basis, prior to your consideration of entering the Transaction, (ii) becomes generally available to the public other than as a result of a disclosure, directly or indirectly, by you or any Representative, (iii) was obtained by you or your Representatives on a non-confidential basis from a source which, to your knowledge, is not prohibited from disclosing such information to you by a contractual, legal or fiduciary obligation to Company or (iv) is independently developed by you or your Representatives without using any Confidential Information.

You or your Representatives may disclose the Confidential Information or any portion thereof (i) as legally required by court order, subpoena or similar legal, regulatory or supervisory process, or (ii) as otherwise authorized by Company in writing. If you or your Representative are required or requested to disclose any Confidential Information pursuant to clause (i) hereinabove, you or your Representative shall give Company prompt notice of such request. If you or your Representative are requested or required (by oral questions, interrogatories, requests for information or documents, subpoena, civil investigative demand or other process) to disclose any Confidential Information pursuant to clause (i) hereinabove, you or your Representative will provide Company with prompt notice of such request or requirement so that Company may seek an appropriate protective order (at Company’s sole cost and expense). You also agree to use your reasonable efforts, at our expense, to cooperate with us in seeking a protective order or other reliable assurance that confidential treatment will be accorded to the Confidential Information required to be disclosed, provided that in no event shall you or your Representatives be prohibited from disclosing the Confidential Information if such non-disclosure will cause you or your Representatives to suffer civil or criminal liability.

You agree to be responsible for any and all losses, liabilities, demands, damages, claims, costs and expenses (including without limitation, reasonable and documented attorneys’ fees), losses and damages of any kind (including without limitation, loss of income or profits) whether compensatory, incidental, consequential or otherwise, arising from, related to, or in connection with the breach of this agreement, or any act or omission in violation of this agreement that results in a breach of this agreement by you or your Representatives. The parties hereto agree that monetary damages may not be a sufficient remedy for any breach or threatened breach of this agreement by you or your Representatives, and that in addition to all other remedies which may be available, Company shall have the right to seek specific performance and injunctive or other equitable relief, without bond, as a remedy for any such breach or threatened breach. In the event of litigation related to the enforcement of the terms of this agreement, the non-prevailing party shall be responsible for all costs and expenses, including reasonable attorneys’ fees, incurred in connection with any such claim, as determined by a court of competent jurisdiction in a final non-appealable decision.

Company makes no representation or warranty as to the accuracy or completeness of the Confidential Information and neither Company nor its Representatives shall have any liability to you or to any of your Representatives as a result of the use of the Confidential Information by you and your Representatives. You acknowledge that nothing in this agreement or the Confidential Information (i) imposes any obligation on Company to update or correct any inaccuracies in the Confidential Information and (ii) is intended or should be construed or relied upon as investment, financial, tax or accounting advice in relation to the Transaction or otherwise. Nothing contained in this agreement nor the furnishing of any Confidential Information hereunder shall be construed as granting or conferring any rights by license or otherwise in any intellectual property.

Neither party hereto shall be under any obligation to the other not expressly contained herein. You agree that no failure or delay by Company in exercising any right, remedy, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder. Upon the request of Company for any reason, you and your Representatives shall promptly, at your discretion, destroy or deliver to Company all Confidential Information furnished to you or your Representatives and any other material containing or reflecting any information in the Confidential Information (partial or complete, whether prepared by Company or otherwise and regardless of the form or storage medium) furnished to you and you will not retain any copies, extracts or other reproductions in whole or in part of such material. All Confidential Information not so returned shall be held by you and kept subject to the terms of this agreement which terms shall survive so long as such information is retained.

The term of this agreement shall expire three (3) years from the date hereof.

This agreement shall be governed by and construed in accordance with the internal laws of the State of California and may only be amended in writing by the party to be charged.

No confidential relationship shall be created between you and any other person or entity identified in this agreement except as set forth herein.

Please confirm your agreement with the foregoing by signing and returning one copy of this agreement to Company, whereupon this agreement shall become a binding agreement between you and the Company.

[The remainder of this page is intentionally left blank]

CONFIRMED AND AGREED TO AS OF THE DATE FIRST WRITTEN ABOVE:

RECIPIENT

[_____]

By: _____

Name:

Title:

Address: