

PRINCIPAL CONFIDENTIALITY AGREEMENT

BRIT-Fifty West LLC, a Delaware limited liability company and its management company, BECO Management, Inc., having a principal place of business at c/o BECO Management, Inc., 5410 Edson Lane, Suite 200, Rockville, MD 20852, and their respective affiliates and principals (individually and collectively, "Owner"), are contemplating a possible sale (or other transaction) of real property and the improvements located thereon known as **Fifty West Corporate Center, located at 3975 Fair Ridge Drive, Fairfax, VA 22033** (the "Property"). Owner has agreed to permit the undersigned, as principal and not as an agent, representative or broker of any undisclosed party, to review Confidential Information solely to conduct due diligence on the undersigned's behalf to determine whether or not to make an offer to purchase the Property. As used herein, the term "Confidential Information" shall mean information delivered or made available by Owner or its agents (whether in writing, electronically, orally or by other means) with respect to the Property, including without limitation, economic, commercial, leasing, marketing and financial information that is confidential and/or proprietary in nature, whether in the form of documents, data, analyses, notes, rent rolls, computer files or otherwise.

By signing this Principal Confidentiality Agreement (this "Agreement") below, the undersigned agrees (i) to hold the Confidential Information in the strictest confidence, (ii) not to photocopy or duplicate any of the Confidential Information, (iii) not to disclose, without the prior written consent of Owner, any of the Confidential Information to any other party (other than the undersigned's employees, attorneys, accountants, financial advisors, and others, provided the same have a need to know the Confidential Information for the purpose set forth herein and agree to honor the confidentiality provisions set forth in this Agreement, and (iv) not use any of the Confidential Information in any manner detrimental to the interest of Owner or for any purpose other than as necessary for evaluating the possibility of purchasing the Property. The obligations of confidentiality set forth herein shall not apply to information or materials: (a) that are developed by the undersigned without the use of any of the Confidential Information; (b) which is lawfully received free of restriction from another source having the right to so furnish such information; (c) after it has become generally available to the public without breach of this Agreement; or (d) must be disclosed pursuant to applicable law or regulation. In discharging the obligations of confidentiality set forth in this Agreement, the undersigned shall use the same degree of care in safeguarding the Confidential Information as used to safeguard the undersigned's own confidential or proprietary information, but in no event less than reasonable care.

The undersigned hereby acknowledges and agrees that neither Owner nor its agents, nor any of their respective officers, agents, or principals, has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of the Confidential Information, or any of its contents, and that analysis and verification of the Confidential Information is solely the responsibility of the undersigned, without any representations as to the Property's physical or environmental condition. Owner and its agents expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in the Confidential Information or for omissions from the Confidential Information, or from any other written or oral communications transmitted or made available to the undersigned. The undersigned shall be responsible for conducting its/my own due diligence in connection with the possible purchase of the Property.

Without the written consent of Owner or its agents, the undersigned agrees not to (w) contact employees or tenants of the Property, (xi) communicate with any tenant's broker, attorney, or agent regarding the possible purchase of the Property, (y) communicate with any government or quasi-governmental bodies concerning the Property or (z) enter onto the Property and/or grounds.

The undersigned acknowledges and agrees that Owner shall not be responsible for any brokerage fees or commissions due to any broker representing the undersigned.

The Confidential Information provided to the undersigned shall be returned to Owner or destroyed promptly, if requested by Owner, and no copies shall be retained by the undersigned.

The undersigned acknowledges that in the event of a breach of this Agreement, substantial injury could result to Owner and money damages may not be a sufficient remedy for such breach. Therefore, the undersigned agrees that in the event the undersigned or any of the Representatives engages in or threatens to engage in any act which breaches any provision of this Agreement, Owner shall be entitled, in addition to all other remedies which may be available to it under law, to seek injunctive relief (including, without limitation, temporary restraining orders, or preliminary or permanent injunctions) and specific enforcement of the terms of this Agreement, without the necessity of posting a bond or other security in connection with the granting of any such relief and without Owner having to prove actual damages. Nothing herein shall be construed to limit any other remedy available to Owner. The undersigned agrees to indemnify Owner for any losses, claims, damages, costs and expenses, including reasonable attorneys' fees, that Owner may incur or suffer in connection with the breach of this Agreement and/or its enforcement. In addition, Owner may, in its discretion, refuse to consider a proposal from the undersigned to participate in the possible purchase of the Property or to allow the undersigned to conduct further due diligence.

The terms of this Agreement shall be in effect for a period of one (1) year after execution.

This Agreement will be governed by and construed in accordance with the laws of the State in which the Property is located without regard to the conflicts of laws principles thereof.

This Agreement shall inure to the benefit of Owner and its successors and assigns, and shall be binding upon the undersigned and its/my successors and assigns, including, without limitation, any corporation or other business organization with which the undersigned entity (if applicable) may merge or consolidate or to which the undersigned may transfer substantially all of its/my assets or otherwise enter into an acquisition or reorganization transaction.

Signatures transmitted electronically (via DocuSign or other program or via e-mail as a .pdf file) shall be acceptable for purposes of execution of this Agreement and shall be considered an original.

This Agreement is accepted, acknowledged and agreed to as of this _____ day of _____, 2026. If an entity, a duly authorized representative of the undersigned entity has executed this Agreement on its behalf.

By: _____

Address: _____

Print Name: _____

Title: _____

Date: _____

Email: _____

Phone #: _____