



CONFIDENTIALITY AGREEMENT

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IDEAL REALTY GROUP : 301-299-6100

www.idealrealty.com



Kelsey Gardens Washington, DC

CONFIDENTIALITY STATEMENT

By signing the following page, you are indicating that you would like to receive the Offering Memorandum and accompanying Offering Material for Kelsey Gardens ("The Property") located in Washington, DC.

As the exclusive representative for the Owner, Ideal Realty Group ("Broker") will provide to you information, data and other documents which individually or collectively, the Owners deems to be proprietary and confidential, relating to the Property.

The undersigned hereby agrees to the following:

All communication regarding the Property must go through the Ideal Realty Group.

The Evaluation Material provided is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or advice as to the value of the Property by Broker or Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

This Evaluation Material is the Property of Broker and may be used only by parties approved by Broker.

The Property is privately offered, and by receiving this Evaluation Material, you agree (i) to return it to Broker immediately upon request of Broker and/or the Owner; (ii) that this Evaluation Material and its contents are of a highly confidential nature and will be held and treated in the strictest confidence; and (iii) not to contact the Owner, its staff, personnel, tenants, bank or lender directly or indirectly regarding any aspect of the Properties or this Evaluation Material without the prior written approval of Broker and Owner. No portion of this Evaluation Material may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Broker.

Additionally, you acknowledge to Broker that you are not represented by any other Broker and you will hold the Broker and the Seller harmless from the claims of any other party to any Brokerage Commission or fee.

ALL OFFERING MATERIALS WILL BE PROVIDED VIA SECURE ONLINE ACCESS*

Due to the abundance and size of material available, (ie. Construction Plans, Environmental Studies etc...) secure online access will be provided via e-mail. This will be specific to your e-mail address and will be accessed through an active website link. You will be e-mailed an active website link that will allow you access to the Offering Materials. This includes a PDF copy of the Offering Memorandum as well as any additional materials.

E-MAIL ADDRESS* _____ **(*REQUIRED FOR SECURE ONLINE ACCESS)**

CONFIDENTIALITY ACKNOWLEDGEMENT

Please fill this section out accurately and legibly. For efficiency, feel free to use your business card along with signature.

Company _____ Web site _____

Phone _____ Address _____

Fax _____ Suite _____

Cell _____ City _____

Print Name _____ State _____ Zip _____

Signature _____