

CONFIDENTIALITY AGREEMENT

BETWEEN: Royal LePage YCR, Brokerage (the Confidential Information "Provider")
(Company/Brokerage)

AND _____ (the Confidential Information "Recipient")
(Seller/Buyer/Landlord/Tenant/Brokerage/Advisor/(Other))

CONCERNING: Confidential information described as: all information and material in any form or medium whatsoever including site knowledge, concepts, surveys, development plans, market knowledge and development insights disclosed by the Provider including without limitation the existence of discussions or financing opportunities, between the Provider and Recipient and any notes or copies of the same made by the Recipient (the "Confidential Information"), which such "Confidential Information" shall be provided to the Recipient upon execution of this Agreement;

FOR THE PROPERTIES KNOWN AS: 200 Pinedale Lane, Gravenhurst, ON (the "Property")

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confidentiality Agreement, "Provider" includes the employees, principals any subsidiaries, affiliates, consultants, professional advisors, representatives or agents of both the Provider and the owner of the property cited herein. "Recipient" includes the employees and principals of the Recipient and its' subsidiaries, partners, affiliates, agents, professional advisors, consultants and lenders of the Recipient and the parties specifically authorized under this Agreement to receive the "Confidential Information" as previously defined. Royal LePage Your Community Realty is doing business as Royal LePage YCR, Brokerage in this agreement.

TERMS: In consideration of receiving the Confidential Information from the Provider, the Recipient agrees to hold and treat the Confidential Information in the strictest confidence and agrees not to disclose the Confidential Information or the fact that discussions or negotiations are taking place or have taken place concerning the subject matter or any terms, conditions or facts with respect to a potential financial transaction, to any party who has not been authorized under this Agreement to receive the Confidential Information and not to make use of such information other than for the sole purpose of discussions, negotiations and contractual agreements with the Provider. This Agreement authorizes the Recipient to share the Confidential Information for internal use only as it relates to the evaluation of the feasibility of this investment.

All Confidential Information remains the property of the Provider and no license or right to such information is granted or implied hereby. If the Recipient intends to disclose any or all of the Confidential Information to any other party who is not authorized under this Agreement to receive the Confidential Information, the Recipient agrees to enter into a Confidentiality Agreement with the other party on the same terms and conditions as included herein and obtain the Provider's written authority prior to releasing the Confidential Information to the other party.

The Recipient shall be liable to the Provider for any non-compliance of this Confidentiality Agreement by the Recipient and for any disclosure of the Confidential Information by any other party who has received the Confidential Information from the Recipient. The Recipient agrees to make all inquiries and communications concerning the Confidential Information and the Property through the Provider. The Recipient agrees not to contact or engage with anyone other than the Provider for either additional information about the Property or for the purpose of transacting a financial transaction of the property, including the Vendor of the property, all employees, agents tenants, business contacts, suppliers, government agencies, etc., or to inspect the Property, without the prior written consent of the Provider. Such provision shall remain in force for a period of one (1) year from the date of signing hereof. The Recipient may not benefit in any way, financially or otherwise from the Confidential Information apart from as herein described. Such information provided will not be used by the Recipient in any manner which would be detrimental to the Provider. Upon the Providers written request, the Recipient agrees to return to the Provider or destroy all Confidential Information including any written and electronic copies in the Recipient's possession. The Recipient agrees that any investigations of the Property are at the sole risk and expense of the Recipient and the Provider will not be liable for any costs related to such investigations or due diligence without the express written authorization from the Provider. The Provider is not liable for the accuracy or completeness of the Confidential Information and is not liable in any way to the Recipient as a result of providing the Confidential Information to the Recipient. Any liability or dispute arising out of this Confidentiality Agreement, or any non-compliance with this Agreement shall be subject to and governed by the laws of the Province of Ontario, Canada. The Recipient executing this Agreement agrees to inform any of its Recipients of the Confidential nature of this Information.

PRIVACY: Each of the Provider and Recipient represent and warrant to the other that each has complied with the provisions of the *Personal Information Protection and Electronic Documents Act* and will continue to do so and, if required, each will provide an authorized contact to the other for matters concerning personal information. The undersigned (defined herein) hereby agree to all the terms, conditions and agreements contained herein.

Signature of Provider/Authorized Representative:

Company: Royal LePage YCR, Brokerage

Ryan Henry Date: _____

Name of Person Signing (Provider/Authorized Representative)

Address: 187 King St. East

Toronto, ON, M5A 1J5

Tel. No: _____

Email: _____

Signature of Recipient/Authorized Representative:

Company: _____

_____ Date: _____

Name (Recipient/Authorized Representative/Signing Officer)

Address: _____

Tel. No: _____

Email: _____