CONFIDENTIALITY AGREEMENT

Re: 16756 & 16764 Bayview Avenue, Newmarket, Ontario (the "Property")

This Confidentiality Agreement is made as of _____ 20__ between the owner of the Property (the "Vendor") and _____ and/or its affiliates, assignees or nominees (the "Recipient"). The Vendor's listing representatives are Capstone Group (Real Broker Ontario Ltd., Brokerage) and York National Realty Inc., Brokerage (the "Listing Brokers"). In consideration of receiving information to evaluate a possible purchase of the Property, the Recipient agrees:

1. Confidential Information. All information the Vendor or Listing Brokers provide about the Property or its potential sale — the offering, data room, and any planning, financial and tenancy materials — and the existence and terms of any discussions. It excludes information that is or becomes public other than by breach of this Agreement (including planning documents in the public municipal record), or that the Recipient already lawfully held.

2. Use. The Recipient will use the information only to evaluate a purchase, keep it confidential, and share it only with advisors and lenders who need it and agree to keep it confidential — remaining responsible for them.

3. No contact. The Recipient will route all inquiries through the Listing Brokers and will not, without their written consent, contact the Vendor or the Vendor's employees, tenants, occupants, neighbours or the municipality about the Property.

4. Principal, not agent. The Recipient acts as a principal, not as agent for any undisclosed party (except advisors acting for fund clients), and is not working with any brokerage other than the Listing Brokers on the Property.

5. "As is". The information is provided "as is," with no representation or warranty. The Recipient will rely solely on its own due diligence and waives any recourse against the Vendor and the Listing Brokers relating to the information.

6. No obligation. Nothing here obligates any party to a transaction. The Vendor may deal with others or end discussions at any time, and no commission is created in the Recipient's favour.

7. Return. On request, the Recipient will return or destroy the information and any copies.

8. General. The signer is authorized to bind the Recipient. A breach may cause irreparable harm, and the Vendor may seek injunctive relief. This Agreement lasts two (2) years, is governed by the laws of Ontario, and may be signed in counterparts and electronically.

Please return the signed agreement to Reza Rivanshokooh at reza@capstone-group.ca.

RECIPIENT (Purchaser)

Name (print): _____ Title: _____

Company: _____ Signature: _____

Date: _____ Telephone: _____ Email: _____