TO: Dick Naedel, Business Broker FAX:

1-866-848-5898





FLORIDA BUSINESS BROKERS ASSOCIATION STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT TRANSACTION BROKER

(print name)		and/or a	ssigns, herein known as PRO	SPECT, acknowledges and
agrees that PROSPECT approached <u>SAGE Commerci</u> (BROKER), and that BROKER was the first to advise F <u>LISTING #</u> 1)		ability of and details concerning the		
2)				
3)				
PROSPECT understands and agrees that all dealings of AGREEMENT FOR PAYMENT OF A COMMISSION We be kept in strict confidence, will not be used to compete vinvolved in the transaction itself and the PROSPECT'S so confidentiality covenant or any other covenant herein with including but not limited to injunctive relief and damages circumvent the BROKER. BROKER shall be deemed to include the provinces connection that the provinces connection the provinces connection that the provinces connection the provinces connection that the provinces connection the provinces connection that the provinces connection the provinces connection that t	WITH THE SELLER. PRO with the SELLER and the ole purpose in seeking in the respect to SELLER, to so The same remedies shall clude all and any other BE	DSPECT further agrees that information at PROSPECT shall not disclose this aformation about the business is to put then BROKER, Listing BROKER and all be afforded and available to the BROKERS with whom BROKER is co-	n received with respect to the above information to any person, exclusionable a business. In the event d SELLER shall be entitled to a ROKER in the event that the PROPERTIES.	ve-mentioned opportunity will ding those parties specifically that PROSPECT violates this Il remedies provided by law, OSPECT and/or the SELLER
All data on business opportunities are provided for inform PROSPECT to thoroughly review and independently ver SELLER and can be relied upon when considering the prindependent counsel of an attorney and/or an accountant to transaction.	ify to PROSPECT'S own urchase of said business	n satisfaction that the data provided opportunity of SELLER. PROSPECT	are substantially representative of acknowledges that PROSPECT	f the business activity of the has been advised to seek the
In the event that PROSPECT discloses the availability of BROKER, then PROSPECT, in addition to the remedies spatche listed selling price or minimum compensation, whichever	pecified herein above, wil			
PROSPECT agrees that he will not within two years from the directly or indirectly and a sale, management agreement, let the PROSPECT shall be liable for all and any damages which price or minimum compensation, whichever is greater and have the right to place any appropriate lien and encumbrate and consent as is required by the Statute. BUYER further inventory, accounts receivable and general tangibles of the exercise and authorizes BROKER to file this Agreement as the BUYER may use to purchase the said business.	case or other financial arr ich the BROKER may suf PROSPECT further agre ace on the business and re grants BROKER a secur BUSINESS as security	angement, including leasing the SELI fer, including but not limited to the copes in terms of Section 475.42(1)(j) of eal estate or both, necessary to collect ity interest under the FLORIDA UNIfor such commissions due in the future	ER'S premises from the SELLER mpensation which would have bee the Florida Statutes, the BROKE any compensation and this shall be FORM COMMERCIAL CODE in a rising out of any options which	or Landlord is consummated, in payable on the listed selling R at BUYER'S expense shall be the necessary authorization a and to all furniture, fixtures, a BUYER may subsequently
This Contract shall be governed by the laws of the State of controversy or claim arising out of or relating to this contra at law and/or in equity. The parties agree that jurisdiction a award the expenses of the lawsuit, all reasonable attorney's the date the cause (s) of action actually occurred regardless documents relating to the lawsuit from the parties. In any expenses the contract of the c	act, or the breach thereof, and venue with venue for s fees and costs, to the pr s of whether damages wer	to resolution by taking any controvers the entry of judgment upon said judgrevailing party in the lawsuit. No action to otherwise as of said time calculable.	y or claim to a Court of Competen ment shall be in <u>Collier</u> County, Fl n shall be entertained if filed more The Broker shall be entitled to all	t Jurisdiction and to file a suit lorida. The court is directed to than two years subsequent to I information and copies of all
The SELLER is the intended beneficiary of all coverinformation disclosed to Prospect, and may bring an electronic transmission of this document and any signat	appropriate action to	enforce such covenants. The Prosp	•	•
PROSPECT (1)	DATE	PROSPECT (2)		DATE
Telephone Number		Telephone Number		
FAX Number Address		Address		
City State	Zip	City	State	Zip
e-mail:		Broker: SAGE Comm 9130 Galleria Court, N Tel: (239)-250-3133	=	ss Brokerage, Inc. k Naedel, Broker