

Confidentiality Agreement

TO: Société Immobilière Larry Shapiro Inc.
100 boul Alexis Nihon, bureau 230
St-Laurent (Québec) H4M 2N7

We, the undersigned, acknowledge receipt of the listing and/ or the confidential information from **Société Immobilière Larry Shapiro Inc.** (Broker“) regarding: 7910-7920 CH DE LA COTE-SAINT-LUC, Cote-Saint-Luc, QC (the “Property”).

We understand that the Broker has the obligation to his client to ensure that all the information (“Information“) that he has given us will be treated in a strictly confidential manner.. Consequently, we make the commitment for ourselves, our accountants, advisors, and/ or other representatives, to treat all verbal, electronic, or written information which will be provided by the Broker according to the principles outlined below. We recognize furthermore that the present agreement is of the essence in our obtaining said Information regarding the Property. We therefore committ:

- (a) To use the Information solely for the purpose of buying the Property;
- (b) Not to reproduce the information;
- (c) Not to divulge or discuss with anybody, in whole or in part said information, except on a “need to know“ basis with the Broker, our accountant, advisors and other representatives involved in this transaction
- (d) To inform our accountant, advisors and other representatives involved in this transaction of the terms of this Agreement;
- (e) To return immediately, upon demand to **Société Immobilière Larry Shapiro Inc.** all written information;
- (f) To proceed exclusively through the intermediary of **Société Immobilière Larry Shapiro Inc.** for any matter regarding the property and, notwithstanding the generality of the foregoing, we commit that all negotiations with the Seller or his representatives, or Promise to Purchase regarding the Property shall be carried out solely through you as representative;
- (g) In the event that the undersigned or its affiliated entity purchases said property through an intermediary other than **Société Immobilière Larry Shapiro Inc.**, a commission equal to five percent (5 %) of the gross sale price will be paid by the undersigned to the Broker upon presentation for an invoice thereof..

We further acknowledge that the Broker cannot and does not offer any warranty regarding the accuracy of the Information, as well as any the amount of any profits or losses resulting from any transaction relating to said Information

We accept these conditions and acknowledge having received a copy of this Agreement the ____ day of _____ 2010.

Signed in _____ this _____ day of _____, 20_____.

Signature : _____

Name and company) _____