



INVESTMENT REALTY CO. L.C.

CONFIDENTIALITY AGREEMENT

PROPERTY

1804 MEDICAL PLAZA, 1804 N.E. LOOP 410, SAN ANTONIO, TX 78217

Investment Realty Company, LC (“IRC”) represents the Owner, (the “Owner”) with respect to the offering for sale of the property referenced above (the “Property”), The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to IRC. All fees due IRC in connection with the sale of the Property shall be paid by the Owner.

IRC has available for review certain information concerning the Property which includes brochures and other materials (collectively “Informational Materials”). IRC will not disclose such Informational Materials to a Prospective Purchaser unless and until the Purchaser has executed this agreement. Upon IRC’s receipt of this executed agreement, IRC is prepared to provide the Informational Materials for the Prospective Purchaser’s consideration in connection with the possible purchase of the Property subject to the following conditions.

1. All Informational Materials pertaining to the Property which may be furnished to the Prospective Purchaser by IRC shall continue to be the Property of the Owner and IRC. The Informational Materials will be used solely for the purpose of the Prospective Purchaser and may not be copied or duplicated without IRC’s written consent and must be returned to IRC immediately upon request or when the Prospective Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Prospective Purchaser’s partners, employees, legal counsel, accountant and institutional lenders (“Related Parties”), for the purpose of evaluating the potential purchase of the Property.
3. The Prospective Purchaser understands and acknowledges that IRC and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to IRC by others and has not been independently verified by IRC and is not guaranteed as to completeness or accuracy.
4. The Prospective Purchaser hereby indemnifies and holds harmless IRC and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney’s fees, arising out of any breach of any of the terms of this Agreement.
5. The Prospective Purchaser acknowledges that the Property is being offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Prospective Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion,



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or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Prospective Purchaser prior thereto.

**If in agreement with the foregoing, please return one signed copy of this agreement to Investment Realty Company, LC. Attention: Stephen A. Raub;
Raub@investmentrealty.com**

THIS _____ DAY OF _____ 2019

INVESTMENT REALTY COMPANY, LC

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

EMAIL: _____

COMPANY: _____

DATE: _____

ADDRESS: _____

16350 BLANCO RD., SUITE 114

SAN ANTONIO, TEXAS 78232

PHONE: _____ FAX: _____