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May 15, 2009 1:57:30 PM GMT-08:00

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CLASSIC FINANCIAL GROUP

“MOVE WITH CLASS”

915 CORPORATE WAY, FREMONT, CA 94539

“MOVE WITH CLASSIC”

PH: (209) 595-3391 FAX: (209) 633-4619

E-MAIL: NIRVAIL_REALESTATE@YAHOO.COM

ACKNOWLEDGEMENT, AGREEMENT AND PROMISE NOT TO DISCLOSE

I/We the undersigned prospective purchaser(s) hereby acknowledge receipt of Confidential Information about the business described below on the date indicated below my/our signature(s).

In consideration of your having provided said information, I/We, hereby agree (1) not to divulge such information to others, expect to secure their advice and counsel, (2) to conduct all further inquiry into said business opportunities exclusively through the office of CLASSIC FINANCIAL GROUP, which I/We hereby acknowledge to be the agency first providing such information to me/us.

Further, I/We promise not to disclose to any third party that said business (es) listed or has access by CLASSIC FINANCIAL GROUP, or its agents, may be for sale, exchange, or transfer, or otherwise disposed of. I/We agree not to disclose any facts learned about the business to third party including employees, customers, vendors, or other prospective buyers or the owners for thereof. The information and/or records about business (es) obtained by me shall not be used for competitive use in any business, present or future. I/We understand that information disclosed to others could cause a loss of business, and/or create injury in employer/employee relationship. Should any legal action be taken against me as a result of this agreement, the prevailing party shall be entitled to court costs and attorneys fees as awarded by the courts.

In consideration for presenting me with the following list of businesses which are for sale or lease, I/We agree that in the event that I purchase, lease or come into possession of one of the aforesaid locations within five years from date hereof, I/We will make the transaction through your office so that you can collect your commission from the seller or I/We agree to pay your office a 10% commission or \$20,000 whichever is more, in the event that I/We deal through the owner, another broker, or any other party in the purchase or lease of said listed properties and also agree to pay for attorneys fees, court costs, and any other costs incidental to the collection of said commission.

I/We am/are not to be held liable for the payment of and commission should I/We make the purchase or lease through the service of your office.

THIS IS A LEGALLY BINDING DOCUMENT. READ IT CAREFULLY

If you don't understand it, consult with your attorney, Real Estate Brokers are not authorized to give legal advise.

<u>Business Names</u>	<u>Address</u>	<u>City</u>	<u>Price</u>
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(1)

(2)

Buyers Names:

Agent's Name: NIRVAIL SINGH

Agent's Signature:

Buyers Address:

Ph: (209) 595 - 339 1

Buyers Phone #:

Fax: (209) 633 - 46 19

Buyers Signatures:

Date:

Date: