

As a condition for receiving information regarding and/or being shown any Montessori school or preschool offered for sale by REeBroker and its agent Victor Kiklowicz, BRE#01906929, herein described as “Broker,” the undersigned party/parties, herein described as “Buyer,” agrees/agree to the following terms of non-disclosure and Disclaimer:

1. Non-disclosure to any party or agency of the address/location or sales price of the school and/or property for sale or the fact that the school is being offered for sale.
2. Non-disclosure to any teacher/instructor/employee/subcontractor of the school or any teacher/instructor/employee/subcontractor associated with or working for any entity that owns the school of any information regarding the sale of the school/property or the fact that the school is being offered for sale.
3. Non-disclosure to any parent or guardian of any child attending the school, or any child attending the school, or any person associated with these parents or children of any information regarding the sale of the school/property, or the fact that the school is being offered for sale.
4. **BUYER'S RESPONSIBILITY AND DISCLAIMER OF BROKER'S LIABILITY:** The Brokers have received information about the business/school from the Seller that may include, but is not limited to, tax returns, financial statements, equipment lists, and facility leases. Based on information provided by sellers, brokers often prepare a summary description of the business, which may include a cash flow projection, an adjusted income statement, or a seller discretionary cash flow statement. Buyer understands that the Broker does not audit or verify any information given to Broker or make any warranty or representation as to its accuracy or completeness, nor in any way guarantee future business performance. Buyer is solely responsible to examine and investigate the Business, its assets, liabilities, financial statements, tax returns, and any other facts, which might influence Buyer's purchase decision or the price Buyer is willing to pay. Any decision by Buyer to purchase the Business shall be based on Buyer's own investigation and that of Buyer's legal, tax, and other advisors and not that of Broker.

{All participating parties must sign}

Signed _____ Date _____

Signed _____ Date _____

Signed _____ Date _____