



**CONFIDENTIALITY AGREEMENT
AND
LETTER OF INTENT**

1. IDENTIFICATION OF BROKER AND POTENTIAL BUYER

Charisma Realities Inc.

agency broker working on his own account

3310 100E Avenue#340 Laval, Qc H7T 0J7

TEL : (514) 360-3000 Fax: (514) 360-3001

ADDRESS OF INSTITUTION, PHONE NUMBER

REPRÉSENTÉD BY

LISENCE NUMBER

Carrying on activities within the business by the following actions :

NAME OF CORPORATION

Charisma Realities Inc.

agency broker working on his own account

3310 100E Avenue#340 Laval, Qc H7T 0J7

TEL : (514) 360-3000 Fax: (514) 360-3001

ADDRESS OF INSTITUTION, PHONE NUMBER

REPRÉSENTÉD BY

LISENCE NUMBER

Carrying on activities within the business by the following actions:

NAME OF CORPORATION

(Hereinafter called "AGENCY" or "BROKER")

NAME, ADDRESS, TELEPHONE NUMBER AND EMAIL
POTENTIAL BUYER AND, IF ANY, OF THE
REPRESENTATIVE

NAME, ADDRESS, TELEPHONE NUMBER AND EMAIL
POTENTIAL BUYER AND, IF ANY, OF THE
REPRESENTATIVE

(Hereinafter called the "BUYER")

2. THIS IS NOT A PROMISE TO PURCHASE

POTENTIAL BUYER is interested in buying the building in question 3.

POTENTIAL BUYER BROKER desires to obtain confidential information, useful and necessary for the project buys the immovable 3.

3. SHOPPING CENTER AND COMMERCIAL, LAND / RESIDENTIAL

TYPE OF IMMOVABLE (Residential, rental, commercial, industrial, resort)

COMPLETE ADDRESS (hereinafter referred to as the immovable)

4. POTENTIAL BUYER'S OBLIGATIONS

POTENTIAL BUYER agrees not to, directly or indirectly:

- **Negotiate or take steps itself or through a person other than the BROKER with the owner of the immovable in 3;**
- **Become a party to an agreement to purchase, exchange or rental of immovable in 3 without the BROKER;**

Similarly, POTENTIAL BUYER, recognizing that any document that is transmitted by the BROKER is a privileged and confidential communication, undertakes not to, directly or indirectly:

- **Use for any other purpose than that specified in 2 information provided by BROKER;**
- **Transmit, communicate or take cognizance of any document transmitted by the BROKER any other person who is not a party to this Agreement;**
- **Disseminate, distribute, or reproduce in any way whatsoever any document transmitted by the BROKER;**

5. DURATION

This agreement is for a period of three (3) years from the date of signature.

6. SIGNATURES

AGENCY or BROKER acknowledges having read, understood and agree to this agreement, including its annexes, and having received a double.

BUYER acknowledges having read, understood and agree to this agreement, including its annexes, and having received a double

Signed _____

Signed _____

On _____, at ___ h ___

On _____, at ___ h ___

SIGNATURE OF AGENCY OR BROKER

SIGNATURE OF BUYER 1 OU OR HIS REPRESENTATIVE

Signed _____

Signed _____

On _____, at ___ h ___

On _____, at ___ h ___

SIGNATURE OF AGENCY OR BROKER

SIGNATURE OF BUYER 2 OU OR HIS REPRESENTATIVE