

NON-DISCLOSURE AGREEMENT

East Coast Inn Brokers will provide you information regarding the business (and property). In consideration of receiving this information, you agree to the following:

1. The fact that the business (and property) is (are) for sale will be treated confidentially.
2. Any information received about the business (and property) will be treated confidentially. All visits and showings will be arranged through East Coast Inn Brokers.
3. Any information received about the business (and property) will be used solely to make a decision about a possible purchase.
4. Any financial information received about the business will be disclosed only to those persons directly involved in a possible acquisition- such as (potential) partner(s), attorney(s), accountant(s), banker(s), appraiser(s), etc. Any financial information provided by East Coast Inn Brokers is not a guarantee of future business value or financial performance.
5. The name(s) and relationship(s) of any person(s) to whom any information about the business (and property) is disclosed will be provided to East Coast Inn Brokers.
6. If you decide that you do not wish to pursue the purchase of the business (and property), you will advise East Coast Inn Brokers you will properly dispose of any and all confidential information.

7. All requests for information, inquires and offers by you to purchase the business (and property) referred to above, which is presented to you by East Coast Inn Brokers will be made solely through East Coast Inn Brokers.

All information provided by East Coast Inn Brokers relevant to businesses for sale is believed to be materially accurate. However, East Coast Inn Brokers does not guarantee its accuracy or assume any liability for errors and/or omissions and changes in financials and physical plant before an accepted offer. It is expected that all information contained herein, as well as any additional information provided, will be verified by a prospective purchaser and their advisors in a due diligence period. It should be understood that East Coast Inn Brokers is acting exclusively as the Seller's Agent. East Coast Inn Brokers is not responsible for prior sale, change of price or other terms, errors or omissions or withdrawal from the market. This is not a legally binding offer to sell; all offers will be presented and the decision to accept, reject or counter will be the sellers.

If you are in agreement, please indicate your acceptance by signing your name below.

Matthew Kiggins

9/13/21

Date

Date