

Confidentiality Agreement

In connection with the possible purchase (the "Proposed Transaction") by you, Sutton 1st West Realty will furnish you proprietary information on the following businesses: (This information may include: financial condition, operations and prospects of the company)

Sage-Hills Motel

1390 Cariboo Highway 97, Cache Creek, BC, Canada

In consideration of obtaining such information, you hereby agree as follows:

1. All proprietary information furnished by us or Sutton 1st West Realty to you will be confidential. "Proprietary Information" does not include any information that is, or becomes, readily available to the public or is already in your possession.
2. Unless otherwise agreed in writing, you will not disclose or reveal any proprietary information for five (5) years from this date to anyone other than employees or your representatives actively and directly evaluating the information for any purpose in connection with the Proposed Transaction.
3. If you decide that you do not wish to pursue the Proposed transaction, you must promptly advise us of this fact and deliver to us all the proprietary information furnished to you without keeping copies, summaries, analysis or extracts thereof.
4. Although you understand that we and Sutton 1st West Realty have included in the proprietary information certain information which we consider to be relevant for the purpose of your investigation of the Proposed Transaction, Sutton 1st West Realty cannot make any representation or warranty as to its accuracy or completeness.
5. For purposes on this Proposed Transaction, you hereby confirm that Justin Kang Personal Real Estate Corporation of Sutton 1st West Realty shall be acting as your agent.

Accepted:

Client's Signature

Realtor's Signature

Name (print)

Name (print)

Home Address

Office Name & Address

Phone Number & Email Address

Phone Number & Email Address

Date

Date