

DATA ROOM MATERIAL

A Data Room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the Data Room in order to make their offers as unconditional as possible. Information contained in the Data Room includes items such as copies of leases, surveys and other major agreements affecting the Property. The Advisor has made the Data Room material available on-line and access to the Data Room will be provided to those who have executed a Confidentiality Agreement (CA).

The CA can be found below and the instructions to execute the CA are found on the following page.

CONFIDENTIALITY AGREEMENT (“CA”)

We (“Buyer”) have requested from The Behar Group Realty, Inc. (“Broker”) confidential information, for the sole purpose of evaluating a potential acquisition of 772-784 The Queensway, Toronto (“Property”).

In consideration of the Broker providing the Buyer with confidential information regarding the Property, the Buyer agrees to the following:

1. The Buyer is solely responsible for verifying and confirming all information provided to them by the Broker. The Broker does not make any representation or warranty as to the accuracy of the confidential information.
2. The Buyer shall treat all information provided to them by the Broker concerning the Property, that is not a matter of public record, as strictly confidential.
3. The Buyer will not disseminate or disclose any information provided to them by the Broker concerning the Property, that is not a matter of public record, to any other individual, entity, or company. The Buyer understands that this information may only be disclosed to its employees, partners, or advisors, only to the extent that they need to know such information for the purpose of evaluating the potential acquisition of the Property. The Buyer agrees to assume full responsibility for any breach of this Agreement by its employees, partners, or advisors, and agrees to inform them of the confidential nature of such information prior to disclosure.
4. The Buyer will not utilize any information provided to them by the Broker, that is not a matter of public record, other than for evaluating the potential acquisition of the Property.
5. The Buyer agrees to immediately return all information provided, and any copies made thereof, at the Broker’s request.
6. There is no obligation for any party to enter into any form of agreement with respect to the Property.
7. The obligations as outlined in this Agreement shall terminate six (6) months after the date of this Agreement.

LAWRENCE MOSSELSON

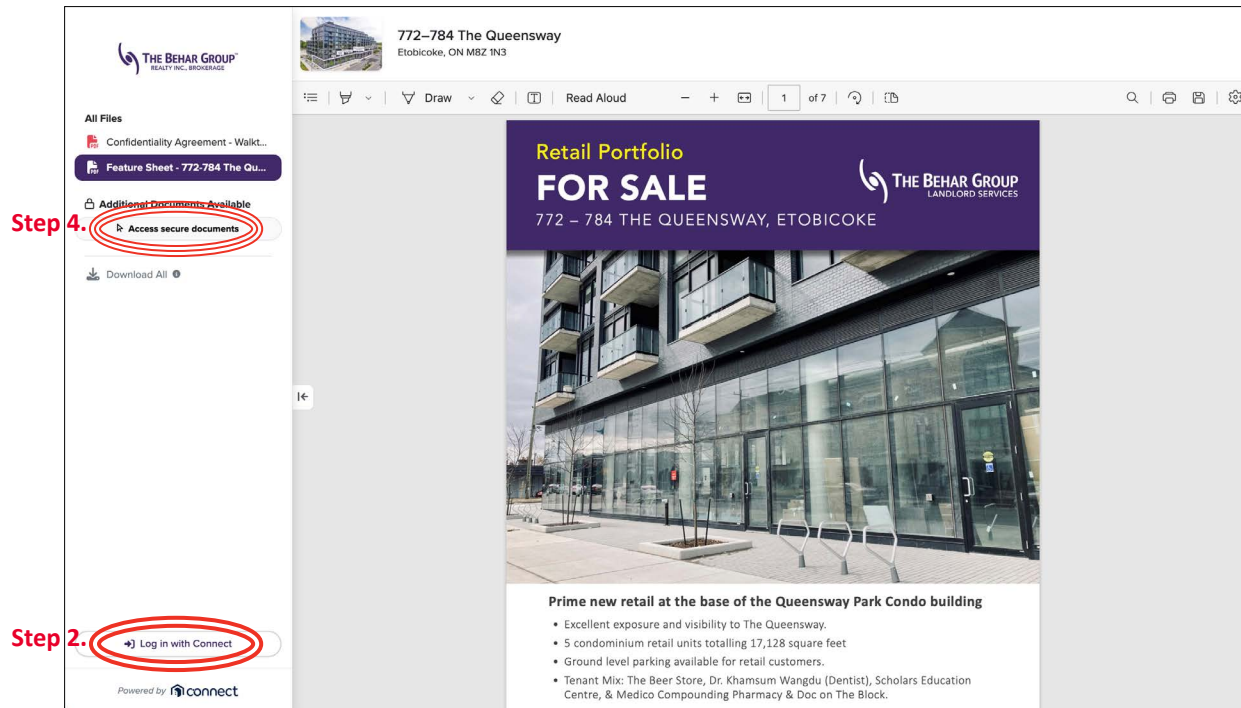
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Steps to Sign Confidentiality Agreement and Gain Access to Secured Documents Within Listing Document Centre (Data Room)



[Link to Document Centre for 772 - 784 The Queensway](#)

- Step 1. If you are not already viewing these instructions in the Document Centre (pictured above), please click the link above to be taken to the Document Centre for the listing. Please download these instructions to view and follow in a separate tab or locally on your computer, if not doing so already.
- Step 2. In the bottom left of the Document Centre, click the “Log in with Connect” button seen double circled in red above.
- Step 3. If you are already signed into a Buildout Connect account, please skip to Step 4. If you do not have this type of account or are not signed in, you will be prompted to log in or create a Buildout Connect account. Creating an account can be done more quickly using a Google or LinkedIn account. Please follow the instructions on the page.
- Step 4. Once signed in and in the Document Centre again, in the navigation column to the left of the page and under “Additional Documents Available”, click “Access secured documents” seen triple circled in red above.
- Step 5. You will be presented with the Confidentiality Agreement that matches the one on the previous page. Below that, you are prompted to enter your name to sign the agreement in a text field which has your name preemptively showing. Please type out your name so it matches the name that was shown in the text field and how it is bolded above it. An option to have a copy of the signed CA emailed to you will be below, which you may choose to select. Click the “Sign CA” button to finish this step.
- Step 6. You will be prompted with the message “Broker Confirmation Required.” Please wait to be approved by the broker. You will receive an email notification once access is granted.
- Step 7. Once you receive the email that your document access was approved, click the button “View Documents” in the email to be brought to the documents tab of the listing page. Click a document or folder to be brought to the Document Centre again to view all the protected files.

If you experience any issues, please contact the listing agent(s) for assistance.

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THE BEHAR GROUP™

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Brokerage Duties and Representation Disclosure:

A) If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement, please have your representative contact us on your behalf. B) This marketing material is not intended to solicit clients who are represented by another brokerage. If you are not represented by another brokerage, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services. C) This property is a Listing of The Behar Group Realty Inc. ("TBG") The Landlord or Seller is our Client, to who we owe Fiduciary Duties to, including confidentiality, full disclosure and more. Unless you are also a Client of TBG (Multiple Representation), then you are a Customer of TBG and our Representative owes you Customer Duties of Fairness, and Honesty. For more information about Working With a Commercial Realtor, please [CLICK HERE](#). D) At the earliest possible opportunity, you will be asked to acknowledge that you understand the different types of available representation and confirm said representation to all parties prior to any negotiations.