

## CONFIDENTIALITY AGREEMENT AND AGENCY DISCLOSURE FORM

Avison Young Commercial Real Estate Services, LP, Brokerage ("Avison Young")  
77 City Centre Drive, Suite 301, Mississauga, ON L5B 1M5  
T +1 905 712 2100 F +1 905 712 2937

Bollum Commercial Real Estate Brokerage Inc. ("Bollum Commercial")  
128 Morden Road, Oakville, ON L6K 2R9  
T +1 416 473 2234

Attention: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Sirs:

For the purposes of evaluating **2270 Speers Road, Oakville**, in the Province of Ontario (hereinafter referred to as "the Property") I/We \_\_\_\_\_ (hereinafter referred to as the "Buyer") warrants and confirms with Avison Young and Bollum Commercial that (hereinafter referred to as the "Seller Brokers") are representing the Seller under a Seller agency agreement and has introduced said Buyer to the Property. The Buyer requests that the Seller Brokers, provide the Buyer with confidential information relating to the Property.

In consideration of the Seller Brokers agreeing to provide the undersigned with said confidential information, the undersigned agrees with the Ownership Group (the "Seller"), and the Seller Brokers as follows:

- (1) To treat confidentially, such information and any other information that the Seller Brokers or the Seller or any of their advisors furnishes to the undersigned, whether furnished before or after the date of this Agreement, whether furnished orally or in writing or otherwise recorded or gathered by inspection, and regardless of whether specifically identified as "confidential" (collectively, the "Evaluation Material").
- (2) Not to use any of the Evaluation Material for any purpose other than the exclusive purpose of evaluating the possibility of a purchase and sale transaction relating to the Property. The undersigned agrees that the Evaluation Material will not be used in any way detrimental to the Property, the Seller, or the Seller Brokers and that such information will be kept confidential by the undersigned, its directors, officers, employees and representatives and these people shall be informed by the undersigned of the confidential nature of such information and shall be directed to treat such information confidentially.
- (3) That if at any time, the undersigned considers a transaction which would involve a third party either purchasing the Property or any interest therein or evaluating the possibility of a purchase and sale transaction relating to the Property, the undersigned must receive the approval by the Seller Brokers or the Seller of such third party as a Buyer, for whom approval may be unreasonably withheld. Furthermore, the undersigned agrees to obtain from said third party a Confidentiality Agreement in a form satisfactory to the Seller Brokers or the Seller prior to disclosure to such party of any evaluation material relevant to this transaction.
- (4) The undersigned and its directors, officers, employees and representatives will not, without the prior written consent of the Seller Brokers or the Seller, disclose to any persons either the fact that discussions or negotiations are taking place concerning a possible transaction between the Seller and the undersigned, nor disclose any of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof.
- (5) The term "person" as used in this Agreement shall be broadly interpreted to include, without limitation, any corporation, company partnership or individual or any combination of one or more of the foregoing.

- (6) Not to have any contact with any tenant or tenants, nor enter into any discussion with any tenant or tenants, at the Property without the express written permission of the Seller, as such contact may cause irreparable harm to the Seller.
- (7) That any time, at the request of the Seller Brokers or the Seller, the undersigned agrees to promptly return all Evaluation Material without retaining any copies thereof or any notes relating thereto. The undersigned will certify as to the return of all Evaluation Material and related notes.
- (8) That in the event the undersigned is required or requested by legal process to disclose any of the Evaluation Material, the undersigned will provide the Seller Brokers or the Seller with prompt notice of such requirement or request so that the Seller Brokers or the Seller may take appropriate actions.
- (9) That the undersigned agrees that neither the Seller Brokers nor the Seller makes any representations or warranties as to the accuracy or completeness of the Evaluation Material. The undersigned further agrees that neither the Seller Brokers nor the Seller, nor any other author of or person providing Evaluation Material shall have any liability to the undersigned or any of its representatives arising from the use of the Evaluation Material by the undersigned or its representatives.
- (10) The Buyer represents and warrants that it shall be responsible for any costs associated with its review and possible purchase of the Property, including any fees owed to any consultants retained by, or acting on behalf of, the Buyer. Any consultants, agents, and/or advisors retained by the Buyer shall be required to execute, and be bound by, this Confidentiality Agreement.
- (11) The undersigned hereby agrees to observe all the requirements of any applicable privacy legislation including, without limitation, the Personal Information Protection and Electronic Documents Act (Canada) with respect to personal information which may be contained in the Evaluation Material.
- (12) This Agreement shall be governed by the laws of the Province of Ontario and those of Canada applicable therein.
- (13) This Agreement shall ensure to the benefit of the Seller Brokers and the Seller, their respective successors and assigns and shall be binding upon the undersigned and its heirs, executors, administration, successors and assigns.
- (14) Representation and Customer Service: The Code of Ethics for the Real Estate Council of Ontario requires Commercial Realtors (e.g., Sales Representatives, Agents, Brokers) to disclose in writing the nature of their relationship and services they are providing. The Buyer acknowledges that the Seller Brokers have provided the Buyer with written information explaining agency relationships (attached hereto as Schedule "A"- Working with a Commercial Realtor"). The Buyer acknowledges that Avison Young and Bollum Commercial are the agents of, and represent the interests of the Seller and have a fiduciary and primary duty to protect and promote the interests of the Seller-Client.

DATED at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Buyer's Name (Please Print)

\_\_\_\_\_  
By (Authorized Signing Officer Signature) I have authority to  
bind the company

\_\_\_\_\_  
(Officer's Name and Title)

\_\_\_\_\_  
(Officer's Address)

\_\_\_\_\_  
(Telephone Number)      (Facsimile Number)

\_\_\_\_\_  
(Email Address: Buyer)

**Schedule "A"**  
**Working With a Commercial REALTOR®**  
**The Agency Relationship**

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In real estate, there are different possible forms of agency relationship:

1. Seller representation

- When a real estate brokerage represents a seller, it must do what is best for the seller of a property.
- A written contract, called a listing agreement, creates an agency relationship between the seller and the brokerage and establishes seller representation. It also explains services the brokerage will provide, establishes a fee arrangement for the Commercial REALTORS® services and specifies what obligations a seller may have.
- A seller's agent must tell the seller anything known about a buyer. For instance, if a seller's agent knows a buyer is willing to offer more for a property, that information must be shared with the seller.
- Confidences a seller shares with a seller's agent must be kept confidential from potential buyers and others.
- Although confidential information about the seller cannot be discussed, a buyer working with a seller's agent can expect fair and honest service from the seller's agent and disclosure of pertinent information about the property.

2. Buyer's representation

- A real estate brokerage representing a buyer must do what is best for the buyer.
- A written contract, called a buyer representation agreement, creates an agency relationship between the buyer and the brokerage, and establishes buyer representation. It also explains services the brokerage will provide, establishes a fee arrangement for the Commercial REALTOR®'s services and specifies what obligations a buyer may have.
- Typically, buyers will be obliged to work exclusively with that brokerage for a period of time.
- Confidences a buyer shares with the buyer's agent must be kept confidential.
- Although confidential information about the buyer cannot be disclosed, a seller working with a buyer's agent can expect to be treated fairly and honestly.

3. Multiple representation

- Occasionally a real estate brokerage will represent both the buyer and the seller. The buyer and seller must consent to this arrangement in writing. Under this multiple representation arrangement, the brokerage must do what is best for both the buyer and the seller.
- Since the brokerage's loyalty is divided between the buyer and the seller who have conflicting interests, it is absolutely essential that a multiple representation relationship be properly documented. Representation agreements specifically describe the rights and duties of everyone involved and any limitations to those rights and duties.

4. Customer Service

- A real estate brokerage may provide services to buyers and sellers without creating buyer or seller representation. This is called "customer service."
- Under this arrangement, the brokerage can provide many valuable services in a fair and honest manner.
- This relationship can be set out in a buyer or seller customer service agreement.
- Real estate negotiations are often complex and a brokerage may be providing representation and/or customer service to more than one seller or buyer. The brokerage will disclose these relationships to each buyer and seller.

**Schedule "A" (cont'd)**  
**Working With a Commercial REALTOR®**  
**The Agency Relationship**

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**Who's working for you?**

- It is important that you understand who the Commercial REALTOR® is working for. For example, both the seller and the buyer may have their own agent which means they each have a Commercial REALTOR ® who is working for them.
- Or, some buyers choose to contact the seller's agent directly. Under this arrangement the Commercial REALTOR ® is working for the seller, and must do what is best for the seller, but may provide many valuable customer services to the buyer.
- A Commercial REALTOR ® working with a buyer may even be a "sub-agent" of the seller. Under sub- agency, both the listing brokerage and the co-operating brokerage must do what is best for the seller even though the sub-agent may provide many valuable customer services to the buyer.
- If the brokerage represents both the seller and the buyer, this is multiple representation.

**Code of Ethics**

- Commercial REALTORS® believe it is important that the people they work with understand their agency relationship. That's why requirements and obligations for representation and customer service are included in a Code of Ethics which is administered by the Real Estate Council of Ontario.
- The Code requires Commercial REALTORS® to disclose in writing the nature of the services they are providing, and encourages Commercial REALTORS® to obtain written acknowledgement of that disclosure. The Code also requires Commercial REALTORS® to submit written representation agreements for any sellers or buyers they are representing.

**Acknowledgement by Buyers**

I/we have read and understand the Working with a COMMERCIAL REALTOR ® - The Agency Relationship form.

As Buyer(s), I/we understand that neither Avison Young Commercial Real Estate Services, LP, Brokerage or Bollum Commercial Real Estate Inc. is representing my interests.

\_\_\_\_\_  
(Buyer Name)

\_\_\_\_\_  
(Buyer's Signature)

\_\_\_\_\_  
(Date)