

World Business Brokers, Inc. - Lic. Real Estate Broker

9516 South Dixie Highway

Miami, Florida 33156

Phone: 305.670.6565

The World Building

Fax: 305.670.0224

BUYERS'S CONFIDENTIAL DISCLOSURE

Name _____ Date _____

Company and/or Partners _____

Address _____ City _____ State _____ Zip _____

Phone _____ Mobile _____ Fax _____

Identification (Driver's License#, S.S. #, or Corporate T.I.N. #) _____

Type of Business Desired _____ Occupation _____

Contemplated Purchase Price _____ Down Payment Available _____

Business Background _____

Income Desired _____ Location Desired _____

Bank or Business Reference _____

As a prospective purchaser, the undersigned, individually and also all entities for which the undersigned is acting in any capacity including but not limited to agents, officer, director, or partner, hereinafter referred to as prospect, agrees to transact all negotiations for purchase of any business(es) and/or real estate properties introduced by World Business Brokers, Inc., hereinafter referred to as broker, solely through Broker and understand that any information received from broker or seller(s) in regard to any properties is strictly confidential, and covenants, that prospect will not either directly or indirectly by agent, servant, or employee, disclose the said information, either in whole or in part, to any third person, whether individual, firm, company or corporation. In the event that prospect discloses the availability of any business or property referred by broker to any third party resulting in any transaction on said property without the broker, then prospect will also be responsible for the payment of broker's commission in addition to broker and their seller(s) right to all remedies provided by law or equity in the event of any default by the prospect of any obligations contained herein. All offers to purchase any properties introduced by broker will be made through broker. Prospect has been informed of broker's duties as an authorized no representative brokerage relationship has been agreed upon. This agreement cannot be canceled as the broker has fully performed, and prospect acknowledges broker's performance and agrees to a waiver of trial by jury, sums due hereunder shall be paid without setoff, counterclaim or defense. Prospect is acting as principal investor or acquirer and not as broker or intermediary and will not divulge any information to any broker. Neither Broker nor any of its agents represent the correctness or accuracy of the information given, prices and figures are subject to change, and the offerings are subject to errors, omissions, prior sale or withdrawal from the market without notice, and prospect agrees to indemnify and hold Broker and its agents harmless from any claims or damages; therefore, prospect will look only to seller and to their own investigation. Prospect agrees not to conclude the sale or give the deposit, or take possession of the business(es) and/or real estate introduced by broker without Broker's knowledge or presence. Prospect agrees that he will not within five years from this date deal directly or indirectly with seller(s) without the Broker's written consent and should the prospect do so and a sale, lease or other financial arrangement, including leasing seller's premises from the seller or landlord is consummated, the prospect shall be liable, jointly and severally, with the seller to the Broker for all and any damages which the Broker may suffer including but not limited to the commission which would have been payable either by agreement or standard commission whichever is greater, including reasonable attorneys' fees, court costs, collection fees and expenses including costs incurred by Broker in the enforcement of any of the terms of this document in Miami Dade County, Florida. The Seller(s) shall be deemed to be a party to this document insofar as needs be. If payment is not made in full at closing, the parties grant and agree a lien on all property may be filed pursuant to F.S.475.42 (1) (j) without broker liability and without posting a bond. A facsimile copy of this document and any signature(s) shall be considered for all purposes as originals. Should any provision hereof be deemed illegal or unenforceable, the other provisions hereof shall be given effect separately there from and shall not be affected thereby. The agreement cannot be changes or modified except in writing signed by prospect and Broker.

PROSPECT:

WORLD BUSINESS BROKERS, INC.

Signature (Jointly & Severally)

By: _____

Witness _____

Witness _____