

CONFIDENTIALITY AGREEMENT

RE: **225 Carlton Street, Toronto, Ontario** (the "Property")

We have requested from L. GAINS HOLDINGS INC. (the "Vendor"), or its agents, Cushman & Wakefield, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property (there being no obligation for any party to enter into any form of agreement in respect of the Property). We agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit other than for the evaluation of purchasing the Property. We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial/real estate advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation and assume responsibility for any breach of this Agreement by such representatives. We undertake to inform such representatives of the confidential nature of such information and they will be bound by the terms of this Agreement. In the event that the Property is sold to another party or withdrawn from the market, we agree to return all information provided and any notes or copies made thereof. We also agree not to use the information provided in any way detrimental to the Vendor or any parties assisting the Vendor. We agree to indemnify and save harmless the Vendor and Cushman & Wakefield from any claims, losses, damages and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our representatives of any of the terms or provisions of this Agreement. The obligations of confidentiality set forth in this Agreement shall terminate one (1) year after the date of this Agreement.

Joel Goulding

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Philip Traikos

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Brokerage
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The section below must be completed and submitted to joel.goulding@cushwake.com in order to receive access to the online data room.

Please note: To complete the form below, download and open document in Adobe Acrobat on your desktop to populate and submit document. Not compatible with mobile devices.

PROPONENT NAME*:

COMPANY*:

ADDRESS*:

PHONE*:

PRIMARY EMAIL*:

ADDITIONAL EMAIL:

DATE*:

CONFIRMATION*:

(By clicking the check box I am confirming the authority to legally bind the Corporation)

REPRESENTATIVE:

COMPANY:

ADDRESS:

PHONE:

PRIMARY EMAIL:

ADDITIONAL EMAIL:

DATE:

*Required field

SUBMIT CA



joel.goulding@cushwake.com