



## COMMERCIAL REAL ESTATE NON-DISCLOSURE AGREEMENT (CONFIDENTIALITY)

**1. The Parties.** This Commercial Real Estate Non-Disclosure Agreement, hereinafter known as the “Agreement”, made this \_\_\_\_ day of April between:

Potential Buyer/Tenant: \_\_\_\_\_,  
hereinafter known as the “Interested Party”.

Landlord: 315 Oak, LLC, 211 Canyon, LLC, 242 Linden, LLC, 3824 Canal, LLC, 200 Jefferson, LLC, 419 Canyon, LLC, hereinafter known as the “Landlord”.

Seller’s Agent: Kyle Lundy, C3 Real Estate, hereinafter known as the “Seller’s Agent”.

Buyer’s Agent: \_\_\_\_\_, hereinafter known as the “Buyer’s Agent”.

Collectively, the above-named persons or entities, shall be known as the “Parties”.

**2. The Property.** In connection with the Interested Party’s consideration of a possible purchase of the Landlord’s real estate located at 315 W. Oak St., 211 Canyon Ave., 242 Linden St., 3824 Canal Dr., 200 Jefferson St., and/or 419 Canyon Ave., City of Fort Collins, State of Colorado, hereinafter known as the “Property”, the Parties agree to the following terms and conditions:

**3. Genuine Interest.** The Interested Party is genuinely interested in purchasing or leasing the Property from the Landlord.

**4. Permitted Use.** The Interested Party will use the confidential information solely for purposes of evaluating the Property.

**5. Confidential Information.** The Interested Party acknowledges that all information and materials furnished from the Landlord or Seller’s Agent concerning the Property is confidential and may not be used for any purpose other than the Interested Party’s evaluation for a possible purchase or lease. Access to any information furnished by the Seller’s Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

**6. Nondisclosure.** Interested Party and Buyer’s Agent agree not to disclose to any other person or business entity the fact that any discussion or negotiations are taking place with respect to the Property, including any business located therein, or the actual or potential terms, conditions or facts involved in any such discussions or negotiations.

**7. Discretion.** Interested Party agrees not to contact the Property or Business employees, suppliers, or customers except through the Seller’s Agent or Landlord. Interested Party further agrees not to circumvent or interfere with the Seller’s Agent’s listing agreement with the Landlord in any way.



**8. Binding Effect.** This Agreement shall be governed and construed in accordance with the laws of the State of Colorado and shall survive the closing of any Agreement between Interested Party and Landlord for a period of one (1) year from the date of execution of the Agreement or the date of said closing or if the information becomes publicly available, whichever occurs last. The word "Closing" shall include notification of non-interest on the part of Interested Party as well any successful transaction between Interested Party and Landlord.

**9. Cost of Enforcement.** In the event either party commences a judicial action to enforce the provision of this Agreement, the prevailing party in such action shall be entitled to recover, in addition to such other amounts as may be permitted by law, all costs and expenses incurred by it in the prosecution of defense of such action, including reasonable attorneys' fees.

**10. Warranty.** If the Seller's Agent is providing the confidential information, the Seller's Agent does not guarantee, warrant, either expressed or implied, any information and/or figures supplied by the Landlord. Interested Party should rely on their own verification of this information as a part of their due diligence.

**11. Reproduction Prohibited.** No copies shall be made or retained of any written information supplied to Interested Party by the Seller's Agent or Landlord. At the conclusion of any discussion, negotiation or upon demand by the Seller's Agent or Landlord, all information including notes, photographs, financial statements, or any other details released to the Interested Party shall be returned to the Landlord or Seller's Agent. Any information shall not be disclosed to any employee or consultant unless they agree to execute and be bound by this agreement.

**Interested Party's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Print Name \_\_\_\_\_

**Interested Party's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Print Name \_\_\_\_\_

**Buyer's Agent's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Print Name \_\_\_\_\_

**Buyer's Agent's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Print Name \_\_\_\_\_