



# **MACKINTOSH, INC.**

## **COMMERCIAL BROKERAGE**

**To: Nancy Green**

262 West Patrick Street, Frederick, Maryland 21701

Office: (240) 529-0135

Cellular/Pager: (301) 748-3321- Toll Free - 1-800-727-7653

**FAX Back To: 1 - (240) 489-7932 No Cover Page Required**

**Property/Business Identification: 5529 Adamstown Rd., Adamstown, Maryland**

It is expressly understood by the Buyer that the availability of the Property for sale is confidential and shall not be discussed and/or disclosed with any real estate brokerage firm or similar organization other than Mackintosh, Inc. Realtors. Accordingly, Buyer and its Representatives hereby warrant and represent that they have not retained a real estate brokerage firm other than Agent, if named below, relative to this Transaction.

The undersigned agrees not to discuss or disclose to any third party and to keep completely confidential all names of any corporations, organizations, individuals or groups of individuals introduced by Mackintosh, Inc., Realtors, (Broker) regarding this property, not to disclose any facts learned about the Property to any third party, including employees, customers, suppliers or other prospective buyers, and not to use the information and/or records about this property obtained by the undersigned for competitive use in any business, present or future. The disclosure of such information to others could cause a loss of business, and/or create injury to employee/employer relationships.

Broker, or it's Agent, in introducing the undersigned to the property by fax, e-mail transmission and or physical showing, has fulfilled it's primary brokerage function, and if the undersigned offers the property shown to any third party, and that party subsequently purchases any of those businesses without going through Broker within the following three hundred sixty-five (365) days, the undersigned will pay as consideration to Broker an amount equal to the actual commission due Broker.

Neither the undersigned nor any principals, officers, or agents circumvent this introduction, and further shall not make any contact directly or indirectly or attempt to otherwise deal with any source revealed by Broker and should this contact or circumvention result in a sale, merger or exchange of the business/property in question, the undersigned agree to pay as consideration to Broker an amount equal to the actual commission due Broker.

The Owner shall furnish, at its discretion, certain proprietary information ("Information") to Buyer which Owner desires Buyer to uphold strict confidentiality. Because Broker recognizes the significance of this data, Broker recommends an independent certified audit by an accountant of the undersigned's choice, and that the undersigned's legal counsel be available to assist throughout the transaction.

**Signature:** \_\_\_\_\_

**Company:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Broker Rep:** \_\_\_\_\_