



STANDARD CONFIDENTIALITY DISCLOSURE STATEMENT

Erik de Renouard

_____, herein known as PROSPECT, acknowledges and agrees that Sunbelt of Little Rock (BROKER) was the first to advise PROSPECT of the availability and details concerning the following business opportunities and real properties:

- (1) _____
- (2) _____
- (3) _____

PROSPECT understands and agrees that all dealings concerning said business opportunity will be handled through the BROKER and that the BROKER WILL BE PAID FOR ITS SERVICES BY THE SELLER. A SELLER'S agent is an agent who acts under a listing agreement with the Seller and acts as the agent to the Seller only. A Seller's agent has affirmative obligations to the Seller including the fiduciary duties of loyalty, obedience, disclosure, confidentiality, reasonable care and diligence, and accounting in dealing with the seller. In addition, a Seller's agent has affirmative obligations to the Buyer and Seller of honest dealing and disclosure.

PROSPECT further agrees that information received with respect to the above-mentioned opportunity will be kept in strict confidence, will not be used to compete with the SELLER and that PROSPECT shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself and the PROSPECT'S sole purpose in seeking information about the business is to purchase a business. In the event that PROSPECT violates this confidentiality covenant or any other covenant herein with respect to SELLER, the BROKER and said SELLER shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. The BROKER shall be deemed to include all and any other BROKERS with whom listing BROKER is co-operating.

All data on business opportunities are provided for information purposes only. No representation is made by the BROKER as to the accuracy of the data provided. The BROKER encourages PROSPECT to thoroughly review and independently verify to PROSPECTS own satisfaction that the data provided is substantially representative of the business activity of the SELLER and can be relied upon when considering the purchase of said firm. PROSPECT acknowledges that PROSPECT has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information supplied to BROKER by SELLER and to examine any and all applicable documentation relevant to the transaction. BROKER does not and will not provide legal or accounting advice. Should there be no interest in the business as an acquisition; the information supplied by the SELLER shall be returned promptly to the BROKER.

In the event that PROSPECT discloses the availability of said designated business opportunity to any third party and this third party purchases the business without the BROKER, then PROSPECT, in addition to the remedies specified hereinabove, will also be responsible for the payment of BROKER'S compensation, attorney fees and interest as specified below.

PROSPECT agrees that he will not deal directly or indirectly with the SELLER during the term of the Business Listing Agreement; or within two years after the termination of the Business Listing Agreement without the BROKER'S written consent and should the PROSPECT do so and a sale, lease or other financial arrangement, including leasing the SELLER's premises from the SELLER or Landlord is consummated, the PROSPECT shall be liable for all and any damages which the BROKER may suffer, including but not limited to the compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater. The PROSPECT also agrees that should any suit be commenced to enforce the BROKER'S rights herein, in the event the BROKER is successful, the PROSPECT agrees to pay the BROKER the expenses connected therewith, including attorney's fees incurred and interest. Should the PROSPECT become an employee of the SELLER, the PROSPECT agrees to pay BROKER an employment procurement fee of ten thousand dollars (\$10,000).

The SELLER shall be deemed to be a party to this document insofar as needs be. A facsimile copy of this document and any signatures shall be considered for all purposes as originals. The PROSPECT acknowledges receiving a copy of this document.

PROSPECT SIGNATURE DATE

ADDRESS HOME PHONE WORK PHONE FAX CELL PHONE

CITY STATE ZIP BROKER DATE

EMAIL ADDRESS (So we can contact you regarding our new listings)