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Confidentiality Agreement

In connection with the possible purchase (the "Proposed Transaction") by you, Royalty Group Realty will furnish you proprietary information on the following businesses: (This information may include financial condition, operations, and prospects of the company)

In consideration of obtaining such information, you hereby agree as follows:

1. All proprietary information furnished by us or the Company to you will be confidential. "Proprietary Information" does not include any information that is, or becomes, readily available to the public or is already in your possession.
2. Unless otherwise agreed in writing, you will not disclose or reveal any proprietary information to anyone other than employees or your representatives actively and directly evaluating the information for any purpose in connection with the Proposed Transaction.
3. If you decide that you do not wish to pursue the Proposed transaction, you must promptly advise us of this fact and deliver to us all the proprietary information furnished to you without keeping copies, summaries, analysis or extracts thereof.
4. Although you understand that we and the Company have included in the proprietary information certain information which we consider to be relevant for the purpose of your investigation of the Proposed Transaction, Royalty Group Realty cannot make any representation or warranty as to its accuracy or completeness.

Accepted:

Signature

Name (print)

Address Date

Cell:
Phone:
Email:
Fax: