



## Non-Disclosure Agreement

**Newmarket Advisors** (referred to herein as “Broker”) and the “Owner” have prepared this confidential Offering Memorandum (“Memorandum”) intended solely for your limited use in determining whether you desire to express any further interest in the acquisition of the property currently owned by Las Vegas Covenant Group LLC in Las Vegas, Nevada (the “Property”).

The Memorandum does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to material variation. This Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this Memorandum. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Brokers or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or its contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where- is basis without any representations as to the environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.

This Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the “Contents”), are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat the Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Memorandum or any part thereof, that you will not disclose the Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



It is agreed that Purchaser is acting as a principal and has had no dealings, negotiations, or consultations involving the Property with any broker other than Broker.

Purchaser Information:

Individual's Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State: \_\_\_\_\_

Telephone #: \_\_\_\_ (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer's Broker Information (if any)

Individual's Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State: \_\_\_\_\_

Telephone #: \_\_\_\_ (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Please email the completed form to [thamilton@newmarketadvisors.com](mailto:thamilton@newmarketadvisors.com) or [mcampanella@newmarketadvisors.com](mailto:mcampanella@newmarketadvisors.com) to receive an offering memorandum.