

PRINCIPAL CONFIDENTIALITY AND INDEMNIFICATION AGREEMENT

_____, 2022

Cushman & Wakefield U.S., Inc.
1290 Avenue of the Americas
New York, New York 10104

RE: 80 South Street, New York, New York ("Property")

Ladies & Gentlemen:

This will serve to confirm our agreement concerning (i) all materials and information regarding the owner of the Property and their related companies ("Owner"), the Property, the Property's operation and/or a possible sale, which Cushman & Wakefield U.S., Inc. ("C&W") acting as exclusive agents on behalf of the Owner, will make available to us for study in connection with a possible purchase by us of the Property, (ii) all analyses, notes, summaries or computer files generated by or for us or our Representatives (as hereafter defined) which are based upon or incorporate the information referred to in clause (i), and (iii) items and terms discussed or negotiated in connection with the Possible Transaction (as hereafter defined) (collectively, (i) through (iii) shall herein be "Evaluation Material").

C&W is prepared to furnish us with the Evaluation Material in connection with discussions and negotiations concerning a possible transaction involving the Property ("Possible Transaction") only on the conditions that we treat such Evaluation Material confidentially and confirm certain representations to you. Therefore, as a prerequisite to C&W's furnishing the Evaluation Material to us, we hereby represent and agree as follows:

1. The Evaluation Material furnished to us will be used by us solely for evaluating a Possible Transaction exclusively for our own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, we agree to keep all Evaluation Material strictly confidential; provided however, that any such Evaluation Material may be disclosed to our directors, officers or employees, as well as our counsel, accounting firms and financial institutions ("Representatives") who need to know such information for the purpose of assisting us with our possible purchase of the Property. Such Representatives shall be informed by us of the confidential nature of such information and shall be directed by us to treat such information with strict confidence and be bound by the terms of this agreement. The term "Representative" does not include any third party co-investor. We shall be responsible for the compliance by such parties with the terms of this agreement.

We agree not to copy or duplicate the Evaluation Material and to return the Evaluation Material to C&W promptly (and in no event later than five (5) days) if we decide not to go forward with discussions or if requested by C&W. We agree that the owner of the Property ("Owner") and C&W will have no adequate remedy at law if we violate any of the terms of this Agreement. In such event, Owner or C&W will have the right, in addition to any other right Owner or C&W may have, to seek injunctive relief to restrain any breach or threatened breach by us or specific enforcement of such terms, in each case without the need for proof of actual damages. In the event that Owner and/or C&W is successful in any action for injunctive relief or in any action for damages as a result of our breach of this Agreement, we agree to pay Owner's and C&W's costs and expenses of such action, including reasonable counsel fees.

In addition, we agree that we will not disclose and we will direct our Representatives who are given access to the Evaluation Material in accordance with the terms hereof, not to disclose to any person, the fact that the Evaluation Material has been made available to us, that discussions or negotiations among us, Owner and C&W are now taking place or will take place, or any of the terms, conditions or other facts with respect to the possible acquisition of the Property. We agree not to and shall direct our Representatives not to directly or indirectly communicate with any tenants, property manager, leasing agents, service contractors, lien holders or other parties with any interest in or contractual relationship affecting the Property, except in the ordinary course of business unrelated to the Possible Transaction. Nor shall we contact any governmental authority regarding the Property without the prior written consent of Owner.

2. Although C&W has endeavored to include in the Evaluation Material information which C&W believes to be relevant for the purpose of helping us in our evaluation of the Property for possible purchase, we understand and acknowledge that neither Owner nor C&W nor any of their respective affiliates or agents make any representation or warranty to us as to the accuracy or completeness of the Evaluation Material. We agree that Owner, C&W and their respective affiliates or agents shall not have any liability to us as a result of our use of the Evaluation Material or for any errors therein or omissions therefrom. It is understood that we are expected to perform and are responsible for such due diligence investigations and

inspections of the Property, including investigation of any environmental conditions, as we deem necessary or desirable and as permitted by agreement with Owner of the Property.

3. We also represent that no broker or agent represents us or will represent us in any possible transaction involving the Property. We acknowledge that no fees, commissions or expenses will be due from C&W or Owner to us or to any person or entity purporting to represent or act on our behalf.
4. We understand that C&W is acting on behalf of Owner as the sole exclusive agent and advisor in connection with the sale of the Property. We agree to pay all brokerage commissions, finder's fees and other compensation to which any broker, finder or other person may be entitled to in connection with the negotiation and/or sale of the Property to us, except C&W's compensation, which is payable by Owner. In addition, we agree to defend, indemnify, and hold harmless Owner and C&W against any and all claims, liabilities, damages, and costs of defense (including reasonable attorneys' fees) for a commission, fee or other compensation by any other person, broker, finder, or agent alleging that they have dealt with or through us, our affiliates, successors, assigns, and related parties, in connection with the negotiations and/or sale of the Property to us.
5. It is understood that Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase an interest in the Property and/or to terminate discussions with any potential purchaser at any time, with or without notice. This Agreement is not an offer to sell or lease and shall not be construed as such. Owner shall have no legal commitment or obligation to any potential purchaser unless and until a written agreement for the sale of the Property has been fully executed and delivered by Owner.
6. It is understood that any discussions with respect to any possible transaction of the Property are subject to change of price, prior sale, financing or withdrawal without notice.
7. We acknowledge that the provision of Evaluation Material is subject to completion of this letter agreement and its approval by Owner or C&W.
8. We warrant and represent to C&W that we, and all persons and entities owning (directly or indirectly) an ownership interest in us: (a) are not, and shall not become, a person or entity with whom C&W is restricted from doing business with under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including, but not limited to, those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including, but not limited to, the September 24, 2001, Executive Order 13224 Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action; and (b) are not knowingly engaged in, and shall not knowingly engage in, any dealings or transactions or be otherwise associated with such persons or entities described in clause (a) above.
9. The parties agree that Owner is a third party beneficiary of this agreement and shall be entitled to all the rights and remedies accorded to such parties at law or in equity, including, but not limited to, the right to seek performance of the obligations hereunder. This agreement embodies the full understanding of the parties and may not be waived, amended or modified except by a written instrument signed by us and C&W, which shall set forth specifically the provisions of this agreement that are to be so waived, amended or modified. This agreement shall be governed and construed in accordance with the laws of the State of New York. This agreement shall be binding upon our successors and assigns and shall inure to the benefit of and be enforceable by the respective successors and assigns of Owner. Time is of the essence in connection with the performance of our and our Representative's obligations pursuant to this agreement.

[Signature Page Follows]

Very truly yours,

Name of Company

Signature

Name: _____

Title: _____

Date: _____

EMAIL:

Address: _____

Address: _____

City, St, Zip: _____

Telephone: _____

Fax: _____

Return To:

Cushman & Wakefield U.S., Inc.

1290 Avenue of the Americas

New York, NY 10104

Amy Brooks

Amy.Brooks@cushwake.com