

Buyer's Registration and Non-Disclosure Agreement

The undersigned is investigating the purchase of a business ("Business") based on the following terms:

1. I authorize Devaney Realty, Inc. dba Devaney Business Brokerage (hereinafter "DBB") to help me find a Business to purchase. DBB will provide me with access to their listings; give me general information concerning Businesses for sale plus other useful services. In exchange for such information and services, I agree to solely use DBB to negotiate the purchases of Businesses that were disclosed to me by DBB. I will not disclose any information provided to me by DBB to any third party without the written permission of DBB.

2. I understand that there is no fee payable by me for the purchase of any business listed with DBB. In exchange for DBB's assistance, I will not negotiate for the purchase of any business introduced to me by DBB except through a DBB representative. For a period of 24 months after I cease using DBB's services, I will not use the services of any other broker or intermediary to purchase a Business that was introduced to me by DBB.

3. In consideration for receiving confidential information about businesses DBB has been retained to market, I agree:

a. That DBB has contracts with its clients providing them with fees earned from the sale of such Businesses and I will not circumvent DBB in any way. I understand that if I breach this Agreement in a way that results in a loss or damage to DBB then I will be financially responsible for this loss or damage. I agree not to close and/or take possession of any business unless DBB has been fully paid by the Seller of that business.

b. I will not contact or introduce myself to any of the Owners, Directors, Shareholders, Employees, Suppliers, Creditors, Customers or the Landlord of such Business except with the permission of DBB. Any offers or proposals to purchase any such business will be made and presented to the Seller only through DBB.

4. I understand that the sole responsibility for the purchase of a business will be mine. I understand that the statements, facts and figures that I will receive have been given to DBB by the seller of each business or property and/or third parties acting in a similar capacity. I understand that DBB acts as a marketing agent for the seller and these materials are not audited by DBB and no guarantee can be made to their accuracy. I agree that I will use my own independent accounting, legal and business advisors and I will be fully responsible for conducting my own investigation which will include an audit, examination, inspection and verification of all information and records provided to me by DBB.

5. I agree to hold DBB and its agents harmless from any errors, omissions or misrepresentations made by the Seller.

6. This agreement is constructed under the laws of New York. If a dispute arises under this agreement, the loser of any legal proceedings will be responsible for all legal costs.

Name: _____

Home Address: _____

City/Town: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____

Email: _____ Fax: _____

Listing ID: _____ Date: _____

I am seeking to purchase a business for myself and I am not a Broker, Agent or Intermediary. I understand that the confidential information to which I am requesting is for my personal use only. Any breach of confidentiality may result in significant damages to both DBB and the Seller.

If you agree to the terms of this Agreement, please sign here: _____