



BUYER REGISTRATION AND CONFIDENTIALITY AGREEMENT

Prospective Buyer named below represents, acknowledges, and agrees that GCI LLC (1WCRI), (hereafter also known as Consultant) was the first real estate consultant to introduce Prospective Buyer to the following properties to solicit Prospective Buyer’s interest in the purchase or lease of all or any one or more of the properties or any interest therein including any business opportunities related thereto and including any other real estate and/or businesses owned by the owners of the properties listed below.

[Properties]

1WCRI ITEM #	PROPERTY TYPE	CITY/LOCATION	COMMENTS	PRICE	AGENT

Consultant (1WCRI): GCI LLC., including it’s officers, agents and assigns.

Terms: Prospective Buyer: As used in this Agreement, the term **“Prospective Buyer”** includes all persons or entities acting for or on behalf of or associated with Prospective Buyer, including but not limited to representatives, employees, agents, independent contractors, and all others who are either controlled by or who have a right to control Prospective Buyer. Regardless of whether Prospective Buyer holds a valid real estate license or not
 Real Property: means any interest (Including performing and non-performing mortgage notes on the real estate) or estate in land and any interest in business enterprises or business opportunities, including any assignment, leasehold, sub leasehold, or mineral right.
 Buy or Purchase:

Prospective Buyer understands and agrees that all negotiations and related communications with the owners of the Properties concerning the Properties and/or business opportunities/or sale of an Interest in a Real Property shall be handled through GCI LLC and the agent who first introduced the above referenced property to prospective buyer. Prospective Buyer further agrees that information received with respect to the above-mentioned properties and/or business opportunities/or sale of an interest in a real property will be kept in strict confidence and that the Prospective Buyer shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself.

Prospective Buyer agrees that if Prospective Buyer purchases or leases any of the Real Properties, GCI LLC is entitled to receive no less than the reasonable and customary real estate consultant’s commission on the sale of the real property, payable by the Seller of the applicable Property. When the Seller is not paying any fees or commission to consultant, buyer must pay a fee that equals to six percent of the sale price In the event that the Prospective Buyer violates this covenant or any other covenant herein with respect to one or more of the real properties GCI LLC and said Seller(s) shall be entitled to all remedies provided by law, including, but not limited to injunctive relief, damages, and customary real estate fees or fees as stated above which shall be paid by Prospective Buyer if Prospective Buyer violates this

agreement. The terms "purchase", "sale" or other similar language refers to the purchaser obtaining or disposing of the property in any manner whatsoever (including but not limited to): by gift, option, voluntary or involuntary, transfer for consideration, bankruptcy, trusteeship, leaseback, Agreement for deed, management purchase, lease with option to buy, lease purchase, deferred closing technique, exchange, purchase, joint venture, by any conveyance or transfer of this property or any legal or equitable interest in the property to Prospective Buyer or any person or entity owned or controlled or associated to any extent either directly or indirectly by Prospective Buyer. In the event the prospective buyer obtains the properties through any means including but not limited through foreclosure, short sale, and purchase from bank if bank obtains title, purchase of the mortgage on the subject property or any other means, then the prospective buyer is obligated to pay a six percent fee to GCI LLC., Prospective Buyer acknowledges and agrees that Prospective Buyer will not participate in any real estate consultant age payable in conjunction with any transaction that arises out of or related to this Agreement. All information furnished is for information purposes only. No representation is made by GCI LLC as to the accuracy of this information. GCI LLC encourages Prospective Buyer to thoroughly review and independently verify to Prospective Buyer's own satisfaction that the data provided are substantially representative of the property and can be relied upon when considering the purchase of said property. Prospective Buyer acknowledges that Prospective Buyer has been advised to seek the independent council of an attorney and/or accountant to verify the information supplied to GCI LLC by the Seller or other sources. In the event that Prospective Buyer discloses the availability of said property to a third party and this third party purchases the property without GCI LLC receiving their fee, or if Prospective Buyer either directly or indirectly purchases the property without GCI LLC receiving their fee then Prospective Buyer, in addition to the remedies specified herein, will also be responsible for the payment of GCI LLC professional fee. In addition, in the event that Prospective Buyer breaches any term of this agreement causing or resulting in injury or loss to GCI LLC then Prospective Buyer shall be responsible to GCI LLC for damages and for all attorneys' fees and costs incurred by GCI LLC to enforce or interpret the provisions of this agreement. In addition to all other remedies provided by law GCI LLC shall be entitled to injunctive relief. This Agreement shall remain in effect for a period of Thirty-Six (36) months (the term of this agreement) and shall apply to the above referenced Property and all other property that the seller owns. In addition, the named Prospective Buyer's obligation shall not be affected if the Owner subsequently lists the property directly with the consultant or any other real estate licensee or if the listing agreement expires. Prospect further agrees, GCI LLC at Prospect's expense shall have the right to place any appropriate lien and encumbrance on the real estate necessary to collect any compensation and this shall be the necessary authorization and consent. In the event that the subject real property or any portion is transferred for an amount substantially less than market value then the consultant's compensation shall be based on the listed price of real estate, land and/or business. In Addition, in the event consultant discloses the name(s) of performing or non-performing mortgage note holder(s) to the Prospective Buyer, it is understood and agreed that the Prospective Buyer It is understood that no one is permitted to visit any of the above Property(s) and /or business(s), or contact the owners, their employees, tenants or customers without the written authorization of the consultant. A violation of this covenant will cause serious legal consequences to the party signing this agreement. The undersigned further agree that the above-mentioned property has not been presented by another consultant/agent.

Principals: _____

Print Name _____

Sign Date: _____

Email: _____

Phone _____