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PRINCIPAL CONFIDENTIALITY AGREEMENT

**1221 Jones Street
San Francisco, CA**

October 2019

The undersigned has been advised that Colliers International and Eastdil Secured have been retained on an exclusive basis by a group of investors who are affiliates of The Prado Group, Inc., ("Owners") with respect to the solicitation of offers for the purchase of 1221 Jones Street, in San Francisco, California (the "Property"). The Owners have indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers International or Eastdil Secured. All fees due to Colliers International and Eastdil Secured in connection with the sale of the Property shall be paid by the Owners. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to the Owners, Colliers International or Eastdil Secured for any fees or commissions in connection with the sale of the Property. The undersigned also hereby acknowledges that it has not dealt with any broker, other than Colliers International or Eastdil Secured, regarding the acquisition of the Property, or if it has, the undersigned hereby agrees to indemnify the Owners, Colliers International and Eastdil Secured against any compensation, liability or expense, arising from claims by any other broker or other party the undersigned had dealings with (excluding Colliers International and Eastdil Secured) in connection with the sale of the Property. Colliers International and Eastdil Secured are available to review certain information ("Confidential Information") concerning the Property. On behalf of the Owners, Colliers International and Eastdil Secured may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owners of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owners of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owners, and has been prepared by Colliers International and Eastdil Secured, primarily from information supplied by the Owners or the Owners' agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers International, Eastdil Secured, nor the Owners makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owners, Colliers International or Eastdil Secured. Notwithstanding the foregoing, you may disclose the Confidential Information to your directors, accountants, advisors, partners, employees and legal counsel ("Representatives") for the purposes of your evaluation of the proposed transaction, provided that you shall direct such Representatives to treat the Confidential Information in a manner consistent with your obligations under this agreement and be liable for any failure on their part to do so. If any court or governmental authority requires you to disclose any portion of the Confidential Information, you shall, to the extent permitted by law and legal process, (a) provide the Owners with prompt written notice of such requirement and (b) cooperate with the Owners in a commercially reasonable manner in obtaining any protective order or other remedy sought by the Owners with respect to such requirement. If no such protective order or other remedy is obtained, then you may disclose only that portion of the Confidential Information that in the reasonable opinion of your legal counsel is legally required to be disclosed, and shall exercise all commercially reasonable efforts to obtain reliable assurance that confidential treatment will be accorded to the Confidential Information. You further agree not to discuss the proposed transaction with any tenant, lender, servicer, special servicer, investor, partner or ground lessor of, or agent for, the Property without prior written consent of Owners. Owners expressly reserve the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. This agreement shall expire after one year. If you do not wish to pursue acquisition negotiations you hereby agree to return the Confidential Information to Colliers International or Eastdil Secured provided that you may retain one copy of the Confidential Information for the purposes of and for so long as is required by any applicable law or regulation, on the condition that such Confidential Information is accessible only to your legal compliance personnel. Money damages may not be a sufficient remedy for the breach of this agreement, and the Owners are entitled to seek specific performance and injunctive relief or other available equitable relief as a remedy for any such breach.

If you are in agreement with the foregoing, please return one original signed copy of this agreement to Colliers International (Attention: James Devincenti - Phone (415) 288-7848 – j.d@colliers.com or Brad Lagomarsino - Phone (415) 288-7847 – brad.lago@colliers.com Or via fax at 415-276-6041.

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2019

Signature: _____

Name: (Print) _____

Company: _____

Phone Number: _____

Address: _____

Fax Number: _____

E-Mail Address: _____

City/State/Zip _____

Citizenship _____

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