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NON-DISCLOSURE AGREEMENT

TO: CDN Global (GTA) Real Estate Services and Lennard Commercial Realty, Brokerage (together, the **"Curity Broker"**)
Attention: Patrick J. Langdon / Nick Yanovski / Greg Lever
Email: plangdon@cdnglobal.com / nyanovski@lennard.com / glever@lennard.com
Telephone: Patrick J. Langdon 416.452.1523 / Nick Yanovski 416.843.5822 / Greg Lever 416.910.4548

AND TO: Albert Gelman Inc., in its capacity as Court-appointed receiver of Baiocchi Ventures Inc. (in such capacity, the **"Receiver"**)
Attention: Tom McElroy / Chris Rowe
Email: tmcelroy@albertgelman.com / crowe@albertgelman.com

RE: 15 Curity Avenue, East York, Ontario (the "Curity Property")

We have requested from the Curity Broker information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Curity Property.

We agree to keep confidential any and all information supplied to us concerning the Curity Property that is not a matter of public record and not to utilize any such information for our own benefit other than for the evaluation of purchasing the Curity Property.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, **"Representatives"**) but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such Representatives of the confidential nature of such information, and they will be bound by the terms of this Non-Disclosure Agreement.

The undersigned represents that it shall be responsible for any and all costs associated with its review and possible purchase of the Curity Property, including any fees owed to consultants and/or real estate agents retained by, or acting on behalf of the undersigned. Any Representatives retained by the undersigned shall be required to execute and be bound by this Non-Disclosure Agreement.

In the event that the Curity Property is sold to another party or withdrawn from the market and we receive a written request from the Receiver or the Curity Broker, we agree to return (and also direct the Representatives to return) all information provided and any notes or copies made thereof. We also agree not to use the information provided in any way detrimental to the Receiver or any parties assisting the Receiver, including, without limitation, the Curity Broker.

We agree to indemnify and save harmless the Receiver and the Curity Broker from any claims, losses, damages and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our Representatives of any of the terms or provisions of this Agreement.

In the event that we decide to submit an Agreement of Purchase & Sale of the subject property, we agree that we shall submit such agreement through the Curity Broker.

Name of
Potential Buyer: _____

Title: _____

Company: _____

Address: _____

Tel: _____

Email: _____

Per: _____

We have authority to bind the Corporation

Co-Operating Broker (if any): _____

Company: _____

Address: _____

Tel: _____

Email: _____

Per: _____

We have authority to bind the Corporation