

CONFIDENTIALITY AGREEMENT

Great American Storage Solutions
Lansing, Illinois

MJ Partners has been retained by GAC Storage Lansing, LLC (“Owner”) to represent the offering of the Great American Storage Solutions Facility located at 2556 Bernice Road, Lansing, Illinois. Recipient hereby acknowledges and agrees that certain confidential information that has been or may be disclosed in the future is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property.

Neither Owner, MJ Partners, nor any of their officers, employees or agents make representation or warranty, express or implied, as to the accuracy or completeness of this confidential information and no legal liability is assumed or shall be implied with respect thereto.

Information provided has been or will be gathered from sources that are deemed reliable but Owner and MJ Partners do not warrant or represent that the information is true or correct. Recipient is advised to verify information independently. Owner and MJ Partners reserve the right to change the price, or any information provided or to withdraw the Property from the market at any time without notice.

Recipient agrees that the information provided is confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this information to any other person, firm or entity without prior written authorization of Owner and/or MJ Partners and that you will not use or permit to be used, this information in any fashion or manner detrimental to the interest of the Owner and/or MJ Partners. Photocopying or other duplication is strictly prohibited.

Recipient agrees not to contact the Property management staff of the Property in connection with recipient’s review of the Confidential Information.

While Owner and/or MJ Partners may discuss the purchase and sale of the Property with Recipient, either Owner and/or MJ Partners in their sole and absolute discretion, may terminate discussions at any time and for any reason. Recipient acknowledges Owner has no obligation to discuss or agree to the sale of the Property. The discussions may be lengthy and complex, notwithstanding that we may reach one or more oral understandings or agreements on one or more issues we are discussing, neither of us shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either Owner and/or MJ Partners except to the extent expressly set out in a written agreement signed by Owner and/or MJ Partners.

Principal is advised that MJ Partners is acting on behalf of Owner as agent in connection with the investment in this Property. Should the Principal elect to have representation by a Co-broker, Principal hereby agrees that any fees earned by or owed to Co-broker in connection with this transaction will be paid by the undersigned Principal. Principal agrees to indemnify and hold harmless MJ Partners and Owner, their respective affiliates, successors and assigns, employees, officers and directors against and from any loss, liability or expense, including reasonable attorney’s fees, arising out of any claim or claims by Co-broker, finder or similar agent for commissions, fees or other compensation for bringing about any investment in the Property by Principal.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT 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.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return all confidential information to Owner and MJ Partners.

THIS CONFIDENTIAL INFORMATION SHALL NOT BE DEEMED AS REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

AGREED and ACCEPTED, this _____ day of _____, 2008.

Name _____
Title _____
Company _____
Signature _____
Email _____
Telephone _____

