



**Park Meadow
Commercial LLC**
Buy Smart, Sell Fast, Invest Bold

NON-DISCLOSURE AGREEMENT

THIS AGREEMENT is made and entered into by and between the undersigned parties (the 'Recipient(s)') intending to be legally bound and agrees to the terms outlined below:

1. CONFIDENTIALITY COMMITMENT

The Recipient(s) hereby agree to treat as strictly confidential all business information provided by Park Meadow LLC regarding the sale of a business (the "Business Asset"), including but not limited to:

- Business name and location
- Financial records and reports
- Fixtures, furnishings, equipment, and inventory

2. OBLIGATIONS OF THE RECIPIENT(S)

The Recipient(s) agree:

- To maintain confidentiality of all materials provided by Park Meadow LLC- Not to disclose or share any information with third parties uninvolved in the transaction.
- Not to directly or indirectly attempt to purchase any business asset without the knowledge of Park Meadow LLC.
- Not to contact, visit, or discuss the business or the proposed transaction with the business's employees, owners, or affiliated parties without Seller's written consent.
- Not to reach out to the landlord or any entity related to the business location without express permission.
- To return or destroy all received materials should the Recipient(s) decide not to proceed with the transaction.

3. DISCLAIMER

Recipient(s) acknowledge that any financial or third-party reports provided are not warranted by Park Meadow LLC for accuracy or reliability.



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INSTRUCTIONS FOR INITIAL BUSINESS VIEWING

1. Drive by the place of business only.
2. If interested in viewing the interior, enter discreetly as a customer during business hours.
3. Do not engage in conversation with employees or the owner. Employees are unaware the business is for sale.
4. If uninterested after viewing, leave quietly without raising suspicion.
5. Contact your agent if a private showing is desired.

ELECTRONIC SIGNATURE

This agreement may be executed electronically and is enforceable under the Uniform Electronic Transactions Act (UETA).

LEGAL NOTICE

In the event of a breach Park Meadow LLC may seek injunctive relief. The prevailing party shall be entitled to recover damages and reasonable legal expenses in accordance with the laws of the Commonwealth of Virginia.

AGREED AND ACCEPTED BY:

X *Jeremy C. Abrams*

Print Name: JEREMY C. ABRAMS Date: 08/12/2025

Phone: (515) 451-1040

Email: jeremy.c.abrams@gmail.com