



California's Largest Restaurant Business Brokerage
Specializing in Sales, Acquisitions and
Leasing of Restaurants, Bars and Clubs

RESTAURANT REALTY COMPANY'S INFORMATION AND AGREEMENT FOR BUSINESS BUYERS & SELLERS

DUAL AGENCY When Restaurant Realty Company (hereinafter referred to "RRC") lists a business for sale it becomes the agent representing the seller. RRC often works with the buyer too, and by the nature of that relationship, it also becomes the agent for the buyer.

FULL DISCLOSURE Any agent must make a full disclosure of all relevant information known to the agent to the party that agent represents. Buyer and seller also must always, under California law, disclose all material facts which would influence the other party's decision.

PRICE If you as a buyer or seller would pay a higher price than originally offered, or accept a price lower than the listed price, we ask that we not be told that, and we expect from both sides, the understanding that should RRC become aware of that, that it will not, even though it otherwise might have a duty to do so, pass that information on.

We ask that you as a buyer or seller sign this after we have told you about dual agency and what it means, to show that you are in agreement with our way of handling this representation and to indicate that you have no objection to our acting as a dual agent in any transaction to which we are parties.

FOR PROSPECTIVE BUSINESS BUYERS When we agree to sell a business, we usually receive information about that business from the owner such as profit and loss statements, tax returns, leases, equipment lists, etc. Based on this information, we put together a description of the business which may include owner cash flow projections.

CONFIDENTIALITY AGREEMENT/RECORD OF SHOWING A business may be harmed if it becomes known prematurely that it is for sale. So we ask that you, as a prospective buyer, not tell anyone except the professional advisors who may be helping you with your investigation, about the business being for sale.

INSTRUCTIONS FOR VIEWING THE RESTAURANT INITIALLY

- 1. Drive by the restaurant.
2. If you have an interest in seeing the inside of the restaurant please enter the restaurant as a customer only.
3. Only visit the restaurant during the meal period when it is busy so you don't stand out.
4. Do not engage any employee in conversation other than normal conversation as a customer.
5. If you're not going to eat a meal in the restaurant walk discreetly to the restroom and go inside the restroom. Then exit the restroom and leave the restaurant without having any conversation with any employee.
6. If you have further interest in the business and want to receive additional information and want us to set up a tour of the back of the house of the restaurant with the owner please call us at 415-945-9701.

IT IS EXTREMELY IMPORTANT THAT YOU FOLLOW THE INSTRUCTIONS INDICATED ABOVE REGARDING CONFIDENTIALITY. IF YOU BREACH THE ABOVE POLICY YOU WILL BE LIABLE FOR LEGAL DAMAGES INCLUDING MONETARY DAMAGES.

RRC Listing Number(s) (Please include all RRC #'s you are interested in above)

Print Name (Seller) Signature (Seller) Date (Seller)

Print Name (Prospective Buyer) Signature (Prospective Buyer) Date (Buyer)

Address (Prospective Buyer) City (Prospective Buyer) State (Buyer) Zip (Buyer)

Phone # (Prospective Buyer) Fax # (Prospective Buyer) Email (Prospective Buyer) PRINT LEGIBLY