

CONFIDENTIALITY AGREEMENT

The undersigned Principal (the "Principal") has requested information (the "Package") from **Frank Zeng & Hilda Zeng** (the "Seller") and **Quine & Associates, Inc.** ("Quine") in connection with Principal's consideration of a possible acquisition by Principal of the **River Oaks Shopping Center** located at **5502-20 River Oaks Blvd, River Oaks, TX 76114** and **Stonegate Shopping Center** located at **1305-13 Brown Trail, Bedford, TX 76022** (the "Property").

The material in this Package is based upon information obtained by Quine & Associates, Inc. from sources deemed to be reliable. This information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to its accuracy or completeness is made to any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Principal should conduct its own investigation and analysis of the transaction described herein.

Upon accepting a copy of this Package, the Principal agrees that neither it nor any of its employees, loan officers or advisors shall use the information for any purpose other than evaluating the specific transaction described herein, or divulge such information to any other party. This Package shall not be photocopied, reproduced or distributed in any manner to others without the prior written consent and acknowledgment of Quine & Associates, Inc. The Package will be returned promptly to Quine & Associates, Inc. without retention of any copies, if the Principal chooses not to participate in this transaction.

Principal is advised that Quine is acting on behalf of the Seller as its exclusive agent with respect to a Disposition Transaction of the Property.

If Principal agrees with the foregoing, please sign and return this Agreement, **via facsimile, to the attention of Colleen Lewicki at 972-783-8901**. This Agreement shall be construed according to the laws of the State of Texas.

Confirmed and agreed to this ____ day of _____, 2010

Confirmed and agreed to this ____ day of _____, 2010

PRINCIPAL:

CO-OPERATING BROKER:

Company: _____

Company: _____

Address: _____

Address: _____

Signature: _____

Signature: _____

Name (Print): _____

Name (Print): _____

Title: _____

Title: _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Email: _____

Email: _____

Quine Agent Gary Tobias

Please forward sales package via:

Email Mail hard copy Mail CD

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