



Dual Agency and Non-Disclosure Agreement

DUAL AGENCY

When Restaurant Realty Group (RRG) lists a business for sale it becomes the agent for the seller. RRG often works with the buyer too and, by nature of that relationship, it also becomes the agent for the buyer. There is a dual agency in that RRG is an agent and represents both parties.

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 RRG become aware of that, that it will not, even though even though it might otherwise have a duty to do so, pass that information on. RRG feels that this is the only way that negotiations can be conducted when RRG represents both buyer and seller.

Please sign this 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. Please do not sign if you do not agree.

NON-DISCLOSURE AGREEMENT

A restaurant may be harmed if it becomes known prematurely that it is for sale. Thus, we ask that you, as a prospective buyer, not tell anyone, except the professional advisers who may be helping you with your investigation, about the business being for sale. By signing below, you agree to keep information regarding RRG Property Number(s) _____ confidential and you further agree that RRG is responsible for introducing the business to you and that you will conduct all inquiries and transactions through us.

INSTRUCTIONS FOR VIEWING A RESTAURANT:

- Drive by the restaurant.
- If you are viewing the interior of the restaurant, please enter the restaurant as a customer only.
- Only visit the restaurant during normal hours when they are busy so you will not stand out.
- Do not engage any employee in conversation other than the normal conversation as a customer.
- If you are not going to eat at the restaurant walk discreetly to the restroom and go inside it. Then exit the restroom and leave the restaurant without having any conversation with any employee.
- If you have a further interest in the restaurant and want to receive additional information or setup a back of the house tour with the owner, please call us at 210-360-1610.

***IT IS EXTREMELY IMPORTANT THAT YOU FOLLOW THE INSTRUCTIONS INDICATED ABOVE.
BREACH OF CONTRACT COULD LEAVE YOU LIABLE FOR LEGAL AND/OR MONETARY DAMAGES.***

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

Please scan and return to broker@restaurantrealttyx.com. If you are unable to print, scan and email back to us, just let us know and we can email you the Agreement for electronic signature via DocuSign.