

Date: 6/17/2019 - BizBen Posting: #251228 - Liquor Store With Property In Near Azusa

Contact: Norman Kim at 213-700-0720, 213-738-1212 if you have any questions about this NDA or posting.

Instructions: Complete all the information below before emailing it back to: nhoonkim1212@gmail.com.

Your email subject to Norman Kim should read: NDA For Your Liquor Store With Property In Near Azusa.

Your Name: _____ Your Phone: _____ Your Email: _____



3600 Wilshire Blvd., Suite 1212 • Los Angeles, CA 90010

Tel: 213.738.1212 • Fax: 213.738.1112

AGREEMENT

IF I MAKE A PURCHASE THROUGH YOUR OFFICE I AM NOT LIABLE FOR ANY COMMISSION.

| | | | | |
|--|---------------------|-----------------------------|-----------------------------|---------------------------|
| BUSINESS NAME: | | | | |
| BUSINESS ADDRESS OR PROPERTY ADDRESS: | | | | |
| BUSINESS HRS. | LEASE TERM | RENT & CONDITION | EMPLOYEE & WAGES | STORE SIZE |
| | | | | |
| GROSS SALES | EXTRA INCOME | POSSIBLE NET INCOME | ASKING PRICE | REQUIRED CASH DOWN |
| | | | | |

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|--|---------------------|-----------------------------|-----------------------------|---------------------------|
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| | | | | |

THE UNDERSIGNED HAS NO PREVIOUS KNOWLEDGE OR INFORMATION WHATSOEVER ON THE BUSINESS LISTED ABOVE.

In consideration of Uni Com Realty ("Uni Com") disclosure of the information regarding the above listed business(es) or any other business(es) which "Uni Com" may introduce to the undersigned, the undersigned agrees as follows:

- 1) The undersigned shall use such information solely for the purpose of evaluation and purchase of the listed business(es) and shall not disclose such information to anyone except to his/her counsel or advisor without prior written consent of "Uni Com".
- 2) The undersigned Shall Not contact, purchase from, or otherwise communicate to, the seller/owner of the listed business(es) or his/her employees, representatives or agents without engaging "Uni Com" and without prior written consent of "Uni Com".
- 3) Should the undersigned desire or intend to purchase, lease or come into possession of the business(es) within one (1) year from the date hereof, the undersigned shall deal and purchase through "Uni Com" so that "Uni Com" may have an opportunity to collect its brokerage commission from the seller/owner. In the event that the undersigned should purchase, lease or come into possession of the business(es) without dealing through "Uni Com" within one (1) year from the date hereof, the undersigned shall pay "Uni Com" the sum equal to ten percent (10%) of the asking price set forth hereinabove plus reasonable attorney's fees incurred for collection of the said sum. Should the undersigned become a manager, partner, owner, director/ officer of the business(es) or connected with the business(es), or should the undersigned start any business independently at any of the location listed hereinabove within said one-year period, such act shall be equivalent or and constitute a purchase of the business(es) for the purpose of this agreement. The undersigned agree to all of the foregoing regardless of whether "Uni Com" has an active listing.
- 4) Should "Uni Com" bring an action or proceeding or enforce the terms hereof or to collect the said sum. "Uni Com" shall be entitled to reasonable attorney's fees and costs incurred in such action or proceeding.

WHILE THE INFORMATION AND FIGURES HEREINABOVE ARE BELIEVED TO BE RELIABLE, UNI COM DOES NOT GUARANTEE THEIR ACCURACY AND THE UNDERSIGNED AGREE AND UNDERSTAND THAT IT IS THEIR INDEPENDENT DUTY TO VERIFY THE ACCURACY OF THE INFORMATION AND TO OBTAIN LEGAL ADVICE.

A RECEIPT OF A COPY OF THIS LIST IS HEREBY ACKNOWLEDGED

Date: _____ Name: _____ Name: _____

Buyer Buyer

Address: _____

Phone: (Home) _____ (Cell) _____

Agent's Name: Norman Kim Driver License No.: _____

ONE BEHALF OF UNI COM REALTY

Signature X _____ X _____

Buyer

Buyer