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Confidentiality and Conditions Agreement

The material contained in this offering package is derived from several sources and are believed correct. However, a prospective purchaser may encounter income and expenses to be more or less than these amounts. Prospective purchasers are expected to review independently all documents relating to the physical and financial condition of the property and all its components, and to the accuracy and completeness of the information contained herein. Gulftex Properties and its employees and agents make no warranties, guarantees or representations as to the completeness or accuracy of the information contained herein and makes no promise or representation as to the future performance or uses of the property.

It is expected that prospective purchasers will conduct their own independent investigations concerning the property including engineering inspections as they deem necessary to determine the condition of the property and the existence or absence of any potentially hazardous material used in the construction or maintenance of the property or located on or near the land site.

Gulftex Properties makes no representations or warranties, express or implied, as to the size, physical condition of any land or improvements, condition of construction, plumbing, electrical or mechanical systems, zoning, environmental issues, compliance or noncompliance with any governmental laws, codes or ordinances or other matters affecting the property.

All information in this offering package should be verified by a prospective purchaser prior to completing any transaction to purchase this property.

The material contained in this offering package and other information that may be provided to prospective purchasers concerning the Property, is confidential and furnished solely for the purpose of determining whether they wish to proceed with an in-depth investigation of the property. None of this information is to be used for any other purpose, nor disclosed or made available to any other person without the express written consent of Gulftex Properties or the Property Owner, and that such information shall not be used in any way which may be detrimental to Gulftex Properties and/or the Property Owner. Upon the review of this offering package, should there be no further interest in the purchase of the property, its return to Gulftex Properties is required.

Prospective Purchaser is advised by Gulftex Properties that prospective purchaser should have an abstract covering the real estate in the offering package examined by an attorney of the prospective purchaser's own selection or, at prospective purchaser's option, obtain an owner's policy of title insurance.

HEREBY AGREED AND ACCEPTED:

RECIPIENT:

By: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____