Confidentiality Agreement

283 Woodmont Road, 25 to 101 Eastern Steel Road, and 279 to 287 Woodmont Road, Milford, Connecticut 06460

Version October 8, 2026 Exclusive listing broker: Kravet Realty LLC

Kravet Realty LLC ("Kravet Realty") has been retained on an exclusive basis to sell the fee simple interest in the property described above (the "Property"). The person or entity accepting this Agreement (the "Prospective Purchaser") has asked for the Offering Memorandum and other information about the Property in order to evaluate a possible purchase (the "Purpose"). Kravet Realty will make that information available only after the Prospective Purchaser accepts the Confidentiality and Disclaimer below, which is the same text that appears in the Offering Memorandum, and the Additional Terms that follow.

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 283 Woodmont Road, Milford, Connecticut. It has been prepared by Kravet Realty LLC. This Offering Memorandum may not be all inclusive or contain all of the information a prospective purchaser may desire.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kravet Realty LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kravet Realty LLC from sources it deems reliable. Neither Owner nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for 283 Woodmont Road, Milford, Connecticut, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Owner and Kravet Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any party at any time with or without notice.

Additional Terms

In these Additional Terms, "Owner" and "Seller" both mean the owner of the Property, and "you" means the Prospective Purchaser. Where the Confidentiality and Disclaimer and these Additional Terms differ, these Additional Terms control. The Prospective Purchaser further agrees as follows.

1. **Confidential Information.** The Confidentiality and Disclaimer above applies to the Offering Memorandum and to everything made available through the data room or by Kravet Realty about the Property (together, "Confidential Information").

2. **Representatives.** The Prospective Purchaser may share Confidential Information with its partners, officers, employees, attorneys, accountants, lenders, and equity investors who need it to evaluate the purchase ("Representatives"), provided each is told the information is confidential and agrees to keep it so. The Prospective Purchaser is responsible for its Representatives.

3. **No Contact.** Without the prior written consent of Kravet Realty, neither the Prospective Purchaser nor its Representatives shall contact the Owner, any tenant or occupant of the Property, or any employee, agent, or property manager of the Owner or of any tenant about the Property, its leases, its operations, or its sale. All inquiries, requests for information, tours, and offers go through Kravet Realty.

4. **Brokers.** Kravet Realty represents the Owner only. Kravet Realty will pay a licensed cooperating broker a fee, in the amount Kravet Realty confirms in writing at registration, but only if all of the following are met:

   (a) **Registration.** Before its client receives any Confidential Information, tours the Property, or submits an offer, the broker registers the client with Kravet Realty in writing, naming the client entity and its principal, and Kravet Realty confirms the registration and the fee in writing.

   (b) **New buyer.** Before registration, the client had not already requested access, toured the Property, or submitted an offer, was not registered by another broker, and was not identified by the Owner to Kravet Realty before this offering.

   (c) **Closing.** The registered client, or an entity it controls or is under common control with, buys the Property under a signed purchase and sale agreement, and the sale closes.

   (d) **Payment.** Kravet Realty pays the fee out of its own commission within ten (10) business days after receiving that commission at closing. If no closing occurs, no fee is owed.

   A registration lasts for the term of this Agreement. The broker and its client must each accept this Agreement before the client receives Confidential Information. No other commission or fee is owed to any broker or finder unless agreed in a writing signed by Kravet Realty. The Prospective Purchaser shall indemnify and hold harmless the Owner and Kravet Realty from any claim for a commission or fee by any other broker or finder claiming through the Prospective Purchaser.

5. **Reliance.** The disclaimer in the Confidentiality and Disclaimer above also protects Kravet Realty and its members, managers, officers, employees, and agents.

6. **No Obligation.** This Agreement does not obligate either party to enter into any transaction. No agreement for the sale of the Property exists unless and until a written purchase and sale agreement is signed and delivered by the Owner and the purchaser.

7. **Data Room Access.** Access to the data room is granted to the individual named in the access request, is personal to that individual, and may be limited or revoked by Kravet Realty at any time.

8. **Return of Materials.** Upon written request of the Owner or Kravet Realty, the Prospective Purchaser shall promptly return or destroy all Confidential Information.

9. **Indemnity.** The Prospective Purchaser shall indemnify and hold harmless the Owner and Kravet Realty from any loss, liability, or expense, including reasonable attorneys' fees, arising from a breach of this Agreement by the Prospective Purchaser or its Representatives.

10. **Term.** This Agreement lasts for one (1) year from the date of acceptance, except that Section 4 survives until any broker claim is resolved.

11. **Governing Law; Venue.** This Agreement is governed by the laws of the State of Connecticut, without regard to its conflict of laws principles. Any action arising out of this Agreement shall be brought only in the state or federal courts located in Fairfield County or New Haven County, Connecticut.

12. **Electronic Acceptance.** The Prospective Purchaser may accept this Agreement by checking the acceptance box and submitting the online access request form, or by signing a copy and returning it to Kravet Realty. Electronic acceptance has the same effect as a handwritten signature. The individual who accepts represents that he or she is authorized to bind the company named in the request. The date of acceptance is the date the request is received by Kravet Realty.

Accepted and Agreed

The undersigned accepts this Agreement on behalf of the Prospective Purchaser named below and represents that he or she is authorized to do so.

PROSPECTIVE PURCHASER (COMPANY)

SIGNATURE

DATE

NAME AND TITLE

EMAIL

PHONE

IF A BROKER: CLIENT NAME AND PRINCIPAL

☐ I am a licensed broker registering the client named above under Section 4.

Return the signed agreement to Lucas Severo at lsevero@kravetrealty.com. You may also accept online through the access form on the property page.