

TO: Susan Daurio (susan.daurio@cushwake.com) Fax No: 416 494 9444

Re: - BLOCK 14, PLAN 30M382, S/T EASEMENT IN GROSS OVER PT 8 ON 30R13159 AS
IN NR189136 ; ST. CATHARINES
- 50 HERRICK AVENUE
PT LT 54 CY PL 172 GRANTHAM AS IN RO268949; ST. CATHARINES
(the "Properties")

CONFIDENTIALITY AGREEMENT

We have requested from Downing Street (Heritage Point) Inc. (the "Vendor"), or its agents Cushman & Wakefield, information, including confidential and proprietary information, which is not generally disclosed to the public, for use in evaluating a potential purchase of the Properties.

We agree to keep confidential any and all information supplied to us concerning the Properties that is not a matter of public record and not to utilize any such information for our own benefit other than for the evaluation of purchasing the Properties.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and they will be bound by the terms of this Agreement.

In the event that the Properties is sold to another party or withdrawn from the market, we agree to return all information provided and any notes or copies made thereof. We also agree not to use the information provided in any way detrimental to the Vendor or any parties assisting the Vendor.

We agree to indemnify and save harmless the Vendor and Cushman & Wakefield from any claims, losses, damages and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our representatives of any of the terms or provisions of this Agreement.

Dated this _____ day of _____, 20____.

(Purchaser's Company Name)

Per: _____
I have authority to bind the Corporation

Contact Name: _____

Title: _____

Company: _____

Address: _____

Tel: _____ Fax: _____

E-mail: _____