

Confidentiality Agreement

For the Sale of Phoenix Radiators

This confidential Information Memorandum ("Memorandum") has been prepared by the Albury Office of Elders Rural Services Limited on instructions of Vendor to assist parties who have indicated an interest in the purchase of property.

This Memorandum has been prepared in order to assist recipients in deciding whether to proceed with an in-depth investigation into the Business opportunity. The Memorandum is subject to the terms and conditions of a final Contract. It is not a substitute for any terms and conditions nor is it to be treated as such.

By accepting this Memorandum, the recipient agrees with Elders Rural Services Australia Limited and to keep permanently confidential any information contained herein or made available in connection with any further investigation. This Memorandum or any part of it shall not be copied, reproduced, distributed or disclosed to others at any time without the prior written consent of the Vendor. Upon request, the receipt will promptly return all material embodying and information relating to the activities of Rural Enterprise received from Elders Rural Services Australia Limited or their respective advisers, including this Memorandum, without retaining any copies.

The information in this Memorandum is to be used for the purpose of potential purchasers/investors in formulating an offer and is not to be used for any other purpose. Before making a final offer, a prospective purchaser will be expected to conduct whatever investigations it considers necessary in order to enable it to make the offer.

Enquires regarding the contents of this Memorandum should be directed to Elders Rural Services Australia Limited at the contact details listed under Selling Agents.

Recipient: _____ Email Address: _____
Address: _____ Telephone: _____

Signature: _____

Date: _____

Please return to:

Elders Rural Services Australia Limited, 297 Schubach Street, Albury, NSW, 2640

Attention: Reg Coulston Email reg.coulston@elders.com.au or David Gittoes david.gittoes@elders.com.au