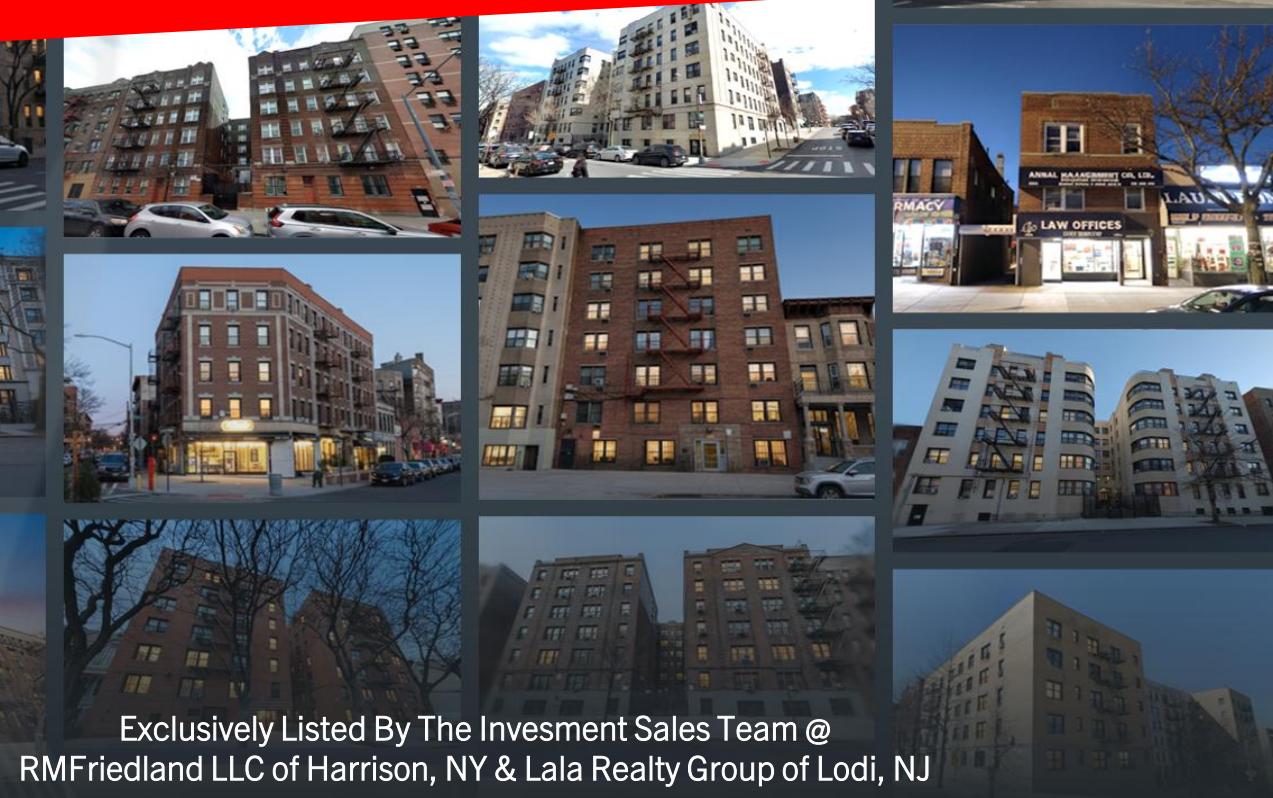


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CONFIDENTIALITY AGREEMENT

2025

To: Marco Lala & Team Lala
RM Friedland, LLC

Re: Confidentiality Agreement

Potential Buyer:

This letter serves to confirm our agreement concerning certain materials, data, and information related to the Property, as well as oral discussions (herein referred to as the "Income and Expense Material"), which you will receive from **RM Friedland LLC** ("RMF") for review in connection with:

Annal Management 20 Asset Bronx & Manhattan Portfolio

You are being furnished by RMF with the Income and Expense Material in connection with the presentation and discussions of the comprehensive analysis of the Property, on the condition that you treat such Income and Expense Material confidentially and confirm certain representations to us. Therefore, as a prerequisite to your receipt of the Income and Expense Material from RMF, **you hereby represent and agree as follows:**

1. The Income and Expense Material furnished will be used by us solely for the purpose of conducting a comprehensive analysis of the Property. Accordingly, we agree to keep all Income and Expense Material strictly confidential; provided, however, that such material may be disclosed to our employees or mortgage personnel as necessary to assist in our evaluation process. We shall be responsible for ensuring that such parties comply with the terms of this Agreement.
2. We agree that we will not disclose, and we will direct our representatives who are given access to the Income and Expense Material not to disclose, to any person the fact that the Income and Expense Material has been made available to us; that discussions among us, the prospective purchaser, the Owner, and RMF are taking place or may take place; or any of the terms, conditions, or other facts with respect to any possible transaction involving the Property.
3. You understand and acknowledge that neither the Company nor any of the Company's representatives makes any representation or warranty, express or implied, as to the accuracy or completeness of the Evaluation Material. You agree that neither the Company nor any of its representatives shall have any liability to you or any permitted party arising from or relating to the use of the Evaluation Material or any errors or omissions contained therein.
4. You hereby agree that the Evaluation Material will be used solely for the purpose of evaluating a possible transaction involving the Property, and that such material will be kept confidential by you in accordance with the terms of this Agreement.

This Agreement embodies the full understanding of the parties and supersedes any prior communications or agreements, whether written or oral, relating to its subject matter. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. We acknowledge that the provision of the Income and Expense Material is subject to the execution of this letter agreement and its approval by the Owner.

Very truly yours,

By: _____ Print: _____ Sign: _____
Name: _____ Title: _____ Company: _____

Agreed to as of _____ / _____ / _____
By:

Name: