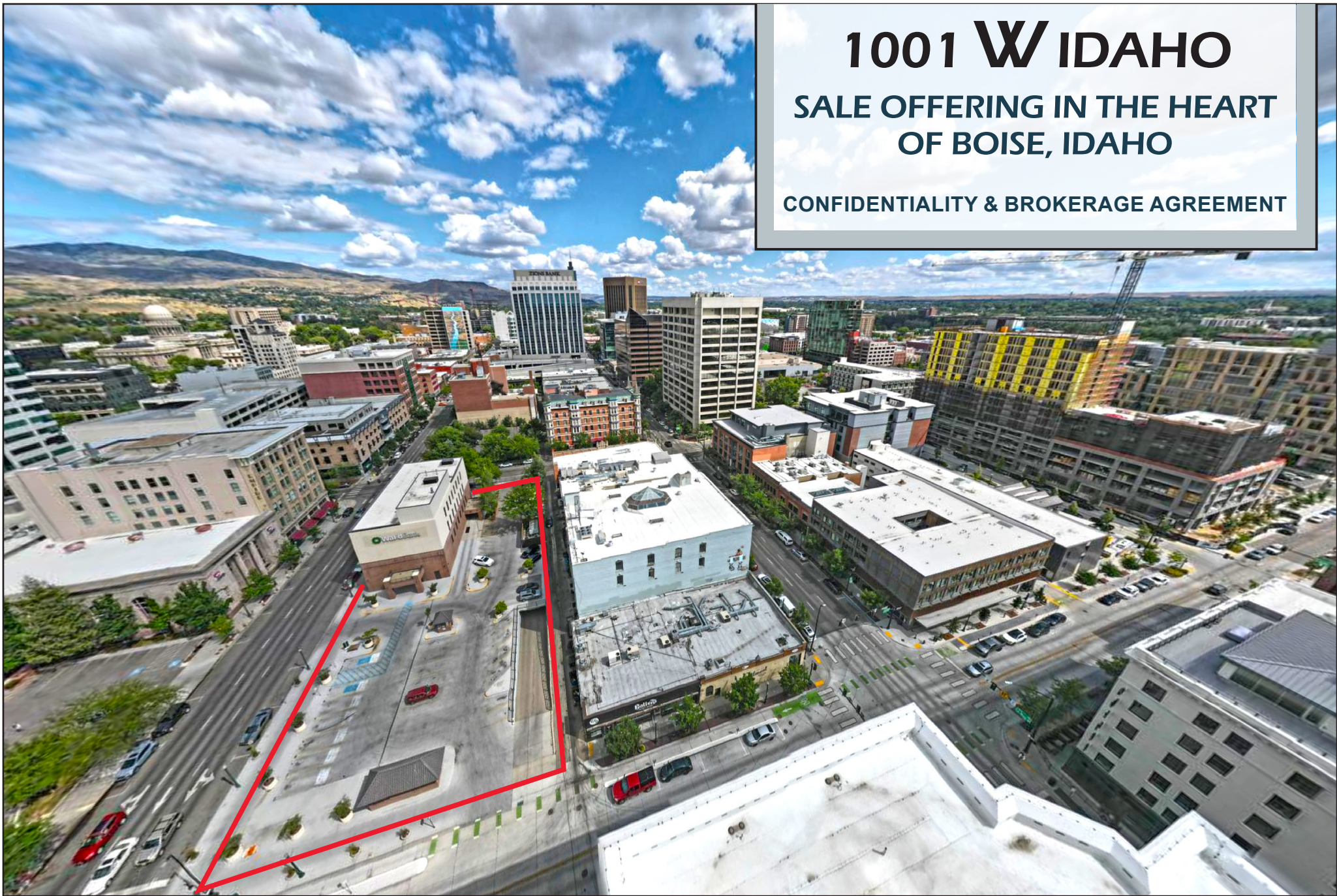


1001 W IDAHO

SALE OFFERING IN THE HEART
OF BOISE, IDAHO

CONFIDENTIALITY & BROKERAGE AGREEMENT

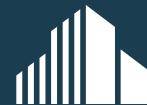


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**CUSHMAN &
WAKEFIELD**



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

CONFIDENTIALITY & BROKERAGE AGREEMENT

Summit Commercial Real Estate Group & Cushman & Wakefield have been engaged as the exclusive marketing team to the Seller in connection with Seller's solicitation of offers for the purchase of the mid-rise office - street level retail building and land known as WaFd Downtown - Boise, 1001 W Idaho Street located in the City of Boise, County of Ada, State of Idaho (the "Property"). Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller, Summit Commercial Real Estate Group, or Cushman & Wakefield. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Summit Commercial Real Estate Group & Cushman & Wakefield from sources they deem reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

No representation or warranty, expressed or implied, is made by the Seller, Summit Commercial Real Estate Group, Cushman & Wakefield, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. 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, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller, Summit Commercial Real Estate Group, Cushman & Wakefield or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent communication from Summit Commercial Real Estate Group, Cushman & Wakefield or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

Brokerage: It is further acknowledged and agreed that should the undersigned choose to engage the services of a buyer's broker ("Buyer's Broker"), the undersigned will be solely responsible for any fees or commissions due Buyer's Broker, and will hold Seller, Summit Commercial Real Estate Group, and Cushman & Wakefield harmless from any claims by Buyer's Broker or third parties seeking compensation in connection with the contemplated transaction.

POTENTIAL PURCHASER:

please fill out and return to: andrea@summitcreg.com to receive Financial & Supporting Documents

By: _____

Address: _____

Print Name: _____

Title: _____

Telephone: _____

Date: _____

Fax: _____

Company: _____

Email: _____