

NON-DISCLOSURE UNDERTAKING

BACKGROUND:

A. The Seller is selling the Object and has posted certain information on the Object in the internet service maintained by RealSource.eu for networking of real estate professionals ("the Service").

B. The Undertaking Party is interested in buying the Object and, upon acceptance by the Seller of this Undertaking, may receive additional information on the Object (including information on the Seller and contractual parties relating to the Object) not previously made available to the Undertaking Party.

THE UNDERTAKING PARTY HEREBY UNDERTAKES AS FOLLOWS:

1. The term "Confidential Information" as used in this Undertaking shall, subject to clause 2 below, mean all information on the Object provided by the Seller to the Undertaking Party after approval by the Seller of this Undertaking.
2. Confidential Information shall not include information that:
 - (i) was known to the Undertaking Party prior to disclosure by the Seller as proven by the written records of the Undertaking Party; or
 - (ii) is in the public domain at the time of disclosure or becomes part of the public domain through no fault of the Undertaking Party; or
 - (iii) is disclosed to the Undertaking Party by a third party who did not obtain such Confidential Information, directly or indirectly, from the Seller; or
 - (iv) was independently developed (by personnel having no access to the Confidential Information) by the Undertaking Party as proven by the written records of the Undertaking Party.
3. The Undertaking Party agrees not to use any Confidential Information for any other purpose (including rental purposes) except for what is necessary for purchasing the Object and evaluation thereof (the "Purpose").
4. The Undertaking Party agrees not to disclose any Confidential Information on the Seller or the Object to any party except to an employee, officer or professional adviser of the Undertaking Party who has the a need to know the Confidential Information in order to participate in or support the Purpose (hereinafter "Authorised Person"). The Receiving Party shall ensure and be liable for that any of the Receiving Party's Authorised Persons treats the Confidential Information in accordance with the restrictions set forth in this Agreement.
5. The Undertaking Party shall in no event use a lower degree of care in safeguarding Confidential Information that it uses for its own information of same level of sensitivity and importance and upon discovery of any unauthorised disclosure of Confidential Information in its possession the Undertaking Party shall use all reasonable effort to prevent any further disclosure or unauthorised use thereof.
6. Upon written request of the Seller or when the Undertaking Party no longer has any need for the Confidential Information for the Purpose, the Undertaking Party shall immediately cease using the Confidential Information

received from the Seller and return to the Seller or destroy, as requested by the Seller, such material and all copies thereof.

7. All Confidential Information shall be deemed and remain the exclusive property of the Seller.

8. This Undertaking shall not create any obligation on the Undertaking Party to buy or the Seller to sell the Object.

9. This Agreement is governed by the laws of Finland. Any dispute, controversy or claim arising out of or relating to this Agreement shall be settled in the Helsinki District Court as the court of first instance.