

Mutual Non-Disclosure Agreement

In order to evaluate and possibly enter into a business transaction of mutual interest (the "Purpose"), Dutton Ranch, Inc. for itself and its subsidiaries and affiliates, and the other party identified below hereby agree:

1. The Effective Date of this agreement is July 15, 2022.
2. In connection with such discussions for the Purpose, the parties recognize that there is a need to disclose to each other certain confidential information to be used only for the Purpose and to protect such confidential information from unauthorized use and disclosure. Adding text.
3. A party (the "Discloser") may disclose to the other party (the "Recipient") information pertaining to the Purpose that the Discloser considers confidential ("Confidential Information"). *For purposes of this agreement, "Confidential Information" means any technical or business information disclosed by one party to the other party that: (i) if disclosed in writing, is marked "confidential" or "proprietary" at the time of such disclosure; (ii) if disclosed orally, is identified as "confidential" or "proprietary" at the time of such disclosure; or (iii) under the circumstances, a person exercising reasonable business judgment would understand to be confidential or proprietary.*
4. *The Vendor covenants and agrees to indemnify and save harmless the Purchaser from any loss, damage, liability, cost and expense (including without limitation any tax liability) suffered by the Purchaser directly or indirectly as a result of or arising out of any breach of representation, warranty, covenant or agreement of the Vendor contained in this Agreement.*
5. Recipient may use Confidential Information only for the Purpose. Recipient must: (a) take all reasonable steps to maintain the Discloser's Confidential Information in strict confidence; and (b) prevent any unauthorized use or disclosure of Confidential Information. Recipient may share Confidential Information with its employees, directors, agents or third party contractors who need to know it and if they have agreed with either party in writing to keep information confidential; provided such adding language... Adding more text.
6. Confidential Information does not include information that Recipient can show from documentary evidence that: (a) was known to Recipient without restriction before receipt from Discloser; (b) is publicly available through no fault of Recipient; (c) is rightfully received by Recipient from a third party without a duty of confidentiality; or (d) is independently developed by Recipient without access to any of Discloser's Confidential Information. A party may disclose Confidential Information when compelled to do so by law if it provides reasonable prior notice to the other party (unless a court orders that the other party not be given notice) in order to enable the other party to prevent or limit such disclosure.
7. *The Vendor covenants and agrees to indemnify and save harmless the Purchaser from any loss, damage, liability, cost and expense (including without limitation any tax liability) suffered by the Purchaser directly or indirectly as a result of or arising out of any breach of representation, warranty, covenant or agreement of the Vendor contained in this Agreement.*
8. Upon the Discloser's request, the Recipient will promptly return to Discloser or destroy all Confidential Information it has received from Discloser, including any copies made thereof.
9. Either party may terminate this agreement with thirty (30) days prior written notice, but this agreement's provisions will survive as to Confidential Information that is disclosed before termination.

10. Unless the parties otherwise agree in writing, Recipient's duty to protect Confidential Information expires five (5) years from disclosure.
11. This agreement imposes no obligation to proceed with any business transaction.
12. All Confidential Information shall remain the sole and exclusive property of Discloser. No party acquires any intellectual property rights under this agreement except the limited rights necessary to use the Confidential Information for the Purpose.
13. *Each party acknowledges that the unauthorized use or disclosure of the Discloser's Confidential Information may cause the Discloser to incur irreparable harm and significant damages, the degree of which may be difficult to ascertain. Accordingly, each party agrees that the Discloser will have the right to obtain immediate equitable relief to enjoin any unauthorized use or disclosure of its Confidential Information, in addition to any other rights and remedies that it may have at law or otherwise.*
14. This agreement does not create any agency or partnership relationship. This agreement is not assignable or transferable by either party without the prior written consent of the other party.
15. This agreement is the parties' entire agreement on this topic, superseding any prior or contemporaneous agreements. Any amendments must be in writing. The parties may execute this agreement in counterparts, which taken together will constitute one instrument. Failure to enforce any of provisions of this agreement will not constitute a waiver.
16. This agreement is governed by the laws of England and Wales, excluding its conflict-of-laws principles. The exclusive venue for any dispute relating to this agreement shall be the courts of England and Wales.

IN WITNESS WHEREOF, the parties hereto have executed this Mutual Non-Disclosure Agreement by their duly authorized officers or representatives as of the Effective Date.

COMPANY NAME

By: Caroline Dooley

Name: Caroline Dooley

Title: ae

DUTTON RANCH, INC.

By: Jim

Name: Jim Counterparty

Title: CFO