

# Executive Summary

## Pizza Parlor/Restaurant Frederick, MD

**\$500,000**

This very popular pizza restaurant was created on August 19, 1999. The Owner, after working for years as an Industrial Engineer, decided that he wanted to create something new, and at the same time do something he loved...Make Pizza.

This well known pizza restaurant is a locally owned and operated restaurant. They offer dine in, take out, delivery (they even deliver the FULL menu) and catering to Frederick, MD.

All of the dough and Italian sauces are made fresh daily, from scratch. All meats are fresh and never frozen. For that extra added taste all of the cheeses are bought fresh and grated each day to ensure that your pizza, pasta, salads and subs are fresh.

The restaurant is pleased to offer fresh baked rolls, hand tossed pizza baked in brick bottom ovens or any gourmet pizzas, pastas, salads, wings, subs or full Italian dinners as well as beer and wine. Lunch specials are offered daily. The goal is to make sure you are getting authentic New Jersey Style Pizza right here in Frederick, Maryland. The beer and wine license is a Class B license.

This profitable million dollar restaurant is offered for sale. It is an excellent opportunity to expand on the outstanding business started in 1999.

**FREDERICK NEWS POST VOTED BEST WINGS IN FREDERICK!  
PLACE TO VISIT IN FREDERICK!**

**Dave Chapin 301-606-0630**

dave@chapincommercial.com ★ www.chapincommercial.com  
329A E. 2nd St. • Frederick, MD 21701  
Main Office 240-436-6200

*ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED*

## CONFIDENTIALITY AGREEMENT

This CONFIDENTIALITY AGREEMENT ("Agreement") is made this \_\_\_ day of \_\_\_\_\_, 2015 by and between \_\_\_\_\_ ("Confidant"), and Pizza Parlor/Restaurant ("the Company").

### WITNESSETH:

WHEREAS, the Confidant and *The Company* are about to engage in certain discussions and contacts for the purpose of determining whether they will enter into certain business transactions between *The Company* and Confidant; and

WHEREAS, *The Company* would not commence or enter into any discussions or contacts with the Confidant nor provide any information to the Confidant concerning the property located at Frederick, MD.

NOW, THEREFORE, in consideration of the premises and the mutual promises and covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Confidant acknowledges and agrees that during the course of the discussions and contacts between the parties as contemplated by this Agreement, *The Company*, its agents and/or employees, will provide Confidential Information to the Confidant, and the Confidant further acknowledges and agrees that divulgence of this Confidential Information, either directly or indirectly, to competitors of *The Company*, and/or use of this Confidential Information by Confidant in Confidant's own business, would be seriously detrimental to *The Company* and would cause *The Company* irreparable injury to the Business and/or property and to the value of its Confidential Information. The Confidant therefore covenants and agrees:

a. Except as required by law, that Confidant will not reveal and/or display the Confidential Information to any third party or entity, including any Affiliate, except only to those advisors or Confidant whose knowledge of such Confidential Information is reasonably necessary in furtherance of the purposes contemplated by this Agreement; for purposes of this Agreement, an 'Affiliate' is defined as any entity, including without limitation, partnerships, joint ventures and corporations, in which Confidant or any stockholder, partner, or employee of Confidant has an interest, direct or indirect, and

b. (i) That Confidant shall upon request return to *The Company* all written or other materials containing Confidential Information, in whole or in part, and all other depositories of Confidential Information including copies thereof in the possession of the Confidant and its advisors, and prepared by *The Company*; and

(ii) With reference to Confidant's work product based in whole or in part the confidant shall destroy the same and all copies thereof and certify to *The Company* that the destruction has occurred; and

c. The Confidant shall not directly or indirectly use the Confidential Information, or any part thereof, whether on behalf of itself or any Affiliate, for any purpose whatsoever other than in furtherance of the purposes contemplated by this Agreement.

d. For purposes of this Agreement, the term "Confidential Information" shall mean all documents and information in writing and otherwise, of a confidential and/or proprietary nature including, without limitation, documents and information concerning *The Company* financial history and condition, lease information, customer lists, marketing practices and techniques, trade names, customer product line, accounts payable and receivable, trade secrets, physical plant, employees, and any and all of such other documents and information which *The Company* may make available to the Confidant in furtherance of the discussions contemplated herein.

3. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. Furthermore, this Agreement shall in all respects be governed by and construed in accordance with the laws of the State of Maryland.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the date and year first above written.

**Prospective Purchaser:**

**Buyer's Agent:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date