

KeyBank National Association  
Confidentiality and Indemnification Agreement

Owner: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

THIS CONFIDENTIALITY AND INDEMNIFICATION AGREEMENT (this “**Agreement**”) is made effective by the owner described above (“**Owner**”) in favor of KeyBank National Association (“**Key**”) and the other parties described herein as of the date indicated adjacent to Owner’s signature at the end of this Agreement (the “**Effective Date**”).

Recitals

The following recitals are a material part of this Agreement:

- A. Owner is the holder and owner of interests in certain commercial, mixed-use and multifamily, first lien mortgage loans (the “**Loans**”).
- B. Key is the servicer of the Loans pursuant to the terms and conditions of a related servicing agreement (the “**Servicing Agreement**”). Key maintains an internet website (the “**Website**”) for the purpose of disseminating information regarding the Loans.
- C. For the purposes of Owner’s surveillance of its investment in the Loans, Owner is requesting access to certain information, documents and reports on the Website regarding one or more of the Loans, and other information related thereto (collectively, the “**Information**”).
- D. In consideration of Key disclosing and granting access to the Information, Owner has agreed to enter into, and to observe and perform the terms, conditions and obligations under, this Agreement.

Agreement

Owner hereby certifies and agrees as follows:

1. Owner will, as of the Effective Date and from time to time thereafter at Key’s request, provide in writing to Key (a) an itemized list of Loans and corresponding Servicing Agreements related to the Loans owned by Owner and (b) a list of employees and representatives of Owner for which access to the Website is requested (each, a “**User**”). The initial lists of Servicing Agreements, Loans and Users as of the Effective Date are set forth on Schedule I of this Agreement. Owner acknowledges and agrees that such lists (x) will be conclusively relied upon by Key without further investigation and (y) shall be deemed representations and warranties by Owner under this Agreement of the Servicing Agreements, Loans and related Information that are subject to this Agreement and of Owner’s Users that will have access to the Website and the Information. Owner represents and warrants that its identity and contact information set forth at the beginning of this Agreement is true and accurate as of the Effective Date and agrees that it will update such information in writing promptly following any change thereto.

2. Owner acknowledges and agrees that its agreements, duties and obligations under this Agreement, and the protections afforded by this Agreement, are intended by Owner to be ongoing and that this Agreement covers any Information made available to Owner (a) concurrently with or after its execution and delivery of this Agreement, (b) in connection with Servicing Agreements that exist as of the Effective Date and that close after the Effective Date, and (c) in connection with any current ownership of Loans. Owner further agrees that (x) it will, at any time and from time to time as requested by Key, including in connection with obtaining access to Information regarding any Servicing Agreement, reaffirm (in writing or otherwise and in the form requested by Key) the terms and conditions of this Agreement and (y) any such reaffirmation effected by an electronic confirmation on the Website shall be effective without delivery of an executed document.

3. Owner represents and warrants to Key that (i) the Information is not subject to any confidentiality or non-disclosure agreement, (ii) disclosure of any of the information will not result in a violation of any provision of (or any rule or regulation promulgated under) the Securities Act of 1933, as amended (the “**Securities Act**”), or the Securities Exchange Act of 1934, as amended (the “**Exchange Act**”), and (iii) Owner is not otherwise required to maintain any of the Information as confidential. Without limiting the foregoing, Owner acknowledges and agrees that:

(a) Owner will not use or disclose the Information in any manner that (i) could result in a violation of any provision of (or any rule or regulation promulgated under) the Securities Act or the Exchange Act, or (ii) would require registration of any Certificate pursuant to Section 5 of the Securities Act;

(b) The Information will be provided to Owner for the purposes of, and the Information may be used only in connection with, Owner’s evaluation of its investment in any Loans;

(c) Owner will (i) access the Information on the Website only as long as the purpose of doing so meets the requirements of, and only for the purposes set forth in, this Agreement and (ii) access only that portion of the Information that relates to such purposes; and

(d) Owner will (i) keep each username and password issued by Key confidential and not disclose any such username or password to any person other than the User for which such username and password were issued, (ii) advise each User of the existence of this Agreement and the confidential nature of the Information and such username and password, (iii) cause each User to observe and perform the restrictions, duties and obligations of Owner under this Agreement and to maintain the confidentiality of the Information and such username and password.

4. Owner further acknowledges and agrees that:

(a) Owner’s reliance upon the Information will be at its sole risk, and Key does not and will not make any representations or warranties as to, and will assume or accept no responsibility for, (i) the accuracy, reliability or completeness of any of the Information or (ii) the availability or accessibility of the Website;

(b) Key has not undertaken any obligation to verify the accuracy, reliability or completeness of, and has not made any independent investigation of, any Information on the Website (including any Information (i) provided to Key by any borrower or guarantor of a Loan, any primary servicer, subservicer or special servicer of a Loan, any party to the applicable Servicing Agreement or any other person (which may constitute a substantial portion of the Information) or (ii) derived from information provided by such persons);

(c) Key reserves the right (without notice or liability, and without any obligation) to correct any error or omission in any portion of the Information;

(d) Key may, when it displays any Information on the Website, (i) indicate the source of such Information and affix thereto any disclaimer it deems appropriate in its discretion and (ii)

contemporaneously provide such Information to any underwriter or rating agency, or any other holder or owner of the related Loans;

(e) Key will provide access to Information based on the representations and warranties of Owner in this Agreement, and Owner (i) will not attempt to gain access to Information outside the scope of the Loans and (ii) will immediately report to Key any access to, and will not access or permit access to, Information outside the scope of the Information described in *clause (i)*; and

(f) Owner has read the User Agreement (<https://www.key.com/about/misc/user-agreement.html>) with respect to general access to the Website and hereby agrees to be bound by the terms of such User Agreement, which are hereby incorporated into this Agreement as though fully set forth.

5. Owner shall be fully liable for any breach of any representation, warranty, obligation or duty under this Agreement by Owner or any of its affiliates, officers, directors, shareholders, partners, members, managers, employees, agents, representatives or Users (collectively, the “**Owner Parties**”) and shall indemnify and hold harmless Key, any other owner or holder of any Loan and their respective affiliates, officers, directors, shareholders, partners, members, managers, employees, agents or representatives (collectively, the “**Indemnified Parties**”) for any damage, loss, claim, expense, cost or liability (including legal fees and expenses and the costs of enforcing this Agreement) incurred in connection with or relating to this Agreement or otherwise arising out of or resulting from any unauthorized use or disclosure of the Information or any other such breach of this Agreement by any Owner Party. Owner also acknowledges and agrees that money damages would be both incalculable and an insufficient remedy for any breach of the terms of this Agreement by any Owner Party and that any Indemnified Party may seek equitable relief, including injunction and specific performance, as a remedy for any such breach (such remedies not being the exclusive remedies for a breach of this Agreement and rather being in addition to all other remedies available at law or equity). Without limiting any other provision of this Agreement, neither Key nor any Indemnified Party shall be liable to Owner or any other Owner Party for any action taken or not taken pursuant to this Agreement or for any inaccuracy, unreliability or incompleteness of any of the Information. Key and each other Indemnified Party may rely in good faith on any document of any kind that, *prima facie*, is properly executed and submitted by any person in connection with any matters arising under this Agreement. The provisions of this Section 5 shall survive any termination of this Agreement. Without limiting the foregoing, each Indemnified Party is a third-party beneficiary of this Agreement.

6. Owner acknowledges and agrees that Key has no duty or obligation to provide to Owner any Information subject to this Agreement (except to the extent that Owner has specific rights under a Servicing Agreement to obtain certain information from the servicer). This Agreement may be terminated at any time by Owner or Key (or, in the case of Key, may be limited to or reduced to certain Information regarding certain Loans) without cause and without the payment of any fee or penalty, but any such termination shall be without prejudice to any rights of Key or any other Indemnified Party under this Agreement.

7. This Agreement shall be construed in accordance with the laws of the State of New York, and the obligations, rights and remedies of Owner, Key and the other third-party beneficiaries of this Agreement shall be determined in accordance with such laws. This Agreement shall be construed without regard to any presumption or rule requiring construction against the party causing such instrument or any portion thereof to be drafted.

8. The terms “include”, “including” and similar terms shall be construed as if followed by the phrase “without being limited to.” The term “or” has, except where otherwise indicated, the inclusive meaning represented by the phrase “and/or.” The words “hereof,” “herein,” “hereby,” “hereunder,” and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision or section of this Agreement. The term “person” includes any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or

government or any agency or political subdivision thereof. The term “Owner” includes any User designated by Owner and, to the extent Owner has any duty or obligation under this Agreement, Owner shall cause any such User to observe or perform such duty or obligation. Words importing the singular number shall mean and include the plural number, and vice versa.

9. Any decision or determination made by Key under this Agreement will be made in Key’s sole and absolute discretion and will be final and conclusive (except as may be otherwise expressly and specifically provided in this Agreement).

10. For the purpose of facilitating the execution of this Agreement, Owner’s signature delivered by facsimile or other electronic transmission shall be deemed to constitute an original and fully effective signature.

***[Remainder of Page Intentionally Blank; Signature Page Follows]***

IN WITNESS WHEREOF, Owner has caused this Agreement to be executed by its duly authorized signatory as of the Effective Date.

Effective Date: \_\_\_\_\_

Owner: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Schedule I**

(Servicing Agreements, Loans & Users)

<u>Loan(s):</u>	<u>Related Servicing Agreements:</u>	<u>User(s):</u>