

AMERICAN MEDICAL PROPERTIES LLC

15477 Ventura Blvd, Suite 202
Sherman Oaks, CA 91403

Southern Financial LLC
6100 Red Hook Quarter B3
St. Thomas
U.S. Virgin Islands, 00802

CONFIDENTIALITY AGREEMENT

Southern Financial LLC ("INVESTOR") will be working with AMERICAN MEDICAL PROPERTIES LLC ("AMP") regarding the possible equity investment by [INVESTOR] in the private placement of one or more equity or equity-related or equity-linked securities to be issued by AMP in connection with the acquisition of hospital related real estate assets (the "Transaction").

In connection with the Transaction, AMP intends to disclose to [INVESTOR] information relating to or concerning AMP and its affiliates ("Transaction Parties"), all in connection with the Transaction, which information is confidential to the Transaction Parties.

[INVESTOR] agrees the conditions upon which the information (the "Confidential Information") will be made available are as follows:

- [INVESTOR] acknowledges and understands that the Confidential Information is, and will at all times remain, the property of one or the other of the Transaction Parties and is highly valuable, confidential and material to the interests, business and affairs of the Transaction Parties, and that disclosure thereof would be detrimental to the interests, business and affairs of the Transaction Parties.
- [INVESTOR] will keep and procure to be kept secret and confidential all the Confidential Information, and will not in any circumstances disclose or solicit or permit the disclosure of the same to its officers, directors, employees, advisors, agents and representatives (collectively, "Representatives"), except as the same need to know in connection with [INVESTOR]'s evaluation of the Transaction, or to any other third party save with the express prior written consent of AMP. Further, [INVESTOR] may not contact any Transaction Party other than AMP with respect to the Transaction or the Property without the express prior written consent of AMP.
- [INVESTOR] will cause any Representatives it engages relating to the Transaction (such engagement only to the extent permitted pursuant to the preceding paragraph) to keep and procure to be kept secret and confidential all the Confidential Information and all other secret or confidential information relating to the Transaction.