

and ending March 15, 1974:

(1) Five (5%) percent of all rentals from the tenant operating "THE PASTRY SHOP".

(2) Five (5%) percent of all rentals received from the tenants which may subsequently occupy the 12,000 square foot ground floor building area situated between the building occupied by Park Hill Pharmacy and the building occupied by Thom McAn Shoes.

(3) Three (3%) percent on all rents collected from tenants occupying all other rental units in The Village Shopping Center.

It is distinctly understood and agreed, however, previous agreements in the within contract to the contrary notwithstanding, that no commissions shall be paid on rents received from THE PASTRY SHOP or from rents received from portions of the 12,000 square feet of ground floor building area situated between Park Hill Pharmacy and Thom McAn Shoes until 100% of this 12,000 square feet of building area is leased and occupied by tenants; also, that the three (3%) percent commission stipulated to be paid to Caine Realty & Mortgage Company on all rentals received from all of the other store buildings in this shopping center shall be reduced and limited to two (2%) percent until such time as 100% of the 12,000 square foot building area is leased and occupied by tenants.

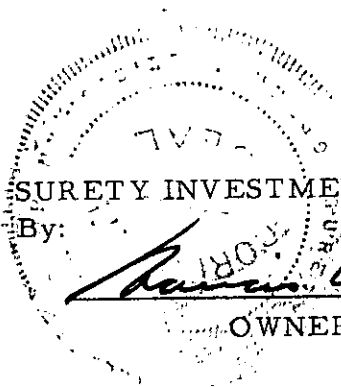
Said fees or commissions shall be paid to Caine Realty & Mortgage Company, Post Office Box # 1686, Greenville, South Carolina, promptly after the end of each calendar year during the term of this contract, with the first settlement being made for the partial year from March 15, 1962 through December 31, 1962, and the last settlement being made for the last two and one-half months of the term of this contract, - January 1, 1974 to March 15, 1974, inclusive.

This agreement shall inure to the benefit of and be binding on the parties hereto, their respective successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 17th day of April, 1962.

IN THE PRESENCE OF:

Patricia H. Durham
W. Cleveland


SURETY INVESTMENT COMPANY
By: James Lee Smith
OWNER Vice - Pres.

Patricia J. Jones
Mary L. Shaw

CAINE REALTY & MORTGAGE COMPANY
By: Tom Caine
AGENTS Pres.