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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF GREENVILLE )

OLLIE FARNSWORTH )  
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R.M.C. )

THIS AGREEMENT, made and entered into this 31st day of December, 1969, by and between PROFESSIONAL PLAZA, P.A., hereinafter referred to as the "Seller," and CHARLES J. PETERSON, JR., hereinafter referred to as the "Purchaser,"

W I T N E S S E T H :

That the parties hereto, in consideration of the sum of One Dollar (\$1.00) in hand paid, do hereby agree as follows:

1. Seller agrees to sell to Purchaser a 50% interest in that certain real estate and building known as the Professional Plaza Building located at 25 Sweetbriar Road in Greenville, South Carolina.

2. The purchase price for such real estate shall be One Hundred Thousand Dollars (\$100,000.00), to be paid as follows:

\$55,000.00 no later than January 5, 1970;  
\$45,000.00 as required for the improvement, operation and maintenance of the said real estate, in no event later than one year from the date of this agreement.

3. This transaction shall be closed not later than January 8, 1970, at which time Seller shall deliver to Purchaser a general warranty deed conveying free and clear fee simple title in the said property, except for a first mortgage loan on such property in the amount of Three Hundred and Seventy-Five Thousand Dollars (\$375,000.00) payable to Southern Bank and Trust Company.

4. Purchaser may designate a corporation or other party to receive title to the said property and to perform this contract.

5. Both parties agree that should either party ever desire to sell its interest in this property, such party shall first disclose the identity of the proposed purchaser and the amount of the sales price to the other party, who shall have the option to purchase said interest at the same price. This Agreement shall not prevent the

transfer of any interest by either party to a related or affiliated corporation, or to a stockholder of any corporate owner.

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