

10. The invalidity or unenforceability of any paragraph hereunder or any portion thereof shall not effect the validity and unenforceability of any other provision of this contract.

11. Any forbearance by Seller is exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right of remedy. All remedies provided hereunder are distinct and accumulative to any other right or remedy under this agreement or afforded by law or equity, and may be exercised concurrently, independently or successively.

12. Additional Agreements: (If none write in "None")

NONE

IN WITNESS WHEREOF, the parties hereunder set their hands and seals this 26th day of September, 1983.

IN THE PRESENCE OF:

Bill Bogeman  
Jacqueline M. Farrell

Bill Bogeman  
Jacqueline M. Farrell

COLLEGE PROPERTIES, INC.

BY: [Signature] (SEAL)  
301 College Street  
Greenville, South Carolina 29601  
"SELLER"

~~TOWNHOUSE GALLERIES, INC.~~

BY: [Signature] (SEAL)  
[Signature] (SEAL)

ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

"BUYER"

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