either of said parties has the right and privilege to rent or lease the rear two offices of the respective sides for said sums and for such terms as they may see fit.

2. That a joint banking account shall be set up under the name of Spence, Boling, Patterson & Younts at The South Carolina National Bank and that on or before the 15th day of each month the parties hereto shall deposit an equal sum of money to said building account in order that the payments on said mortgage to Liberty Life Insurance Company together with the utilities and the general costs of operating and maintaining said building shall be made to said account, the sum to be determined according to the conditions and need; it is understood and agreed that it will require two signatures on each check and that at least one signature of either Boling or Patterson and at least one signature of either Younts or Spence.

3. That if and when said parties construct a second story on said building, that the rental therefrom shall be deposited to the above described building account and that the profits, if any, after the payment of all expenses, shall be applied either to the reduction of the mortgage indebtedness to Liberty Life Insurance Company or shall be divided among the parties hereto in equal amounts.

4. That in the event either of the parties hereto should desire to sell his respective interest in and to said office building and lot of land, then in that event, the said party desiring to sell shall give the remaining parties written notice of said intention to sell of not less than ninety (90) days; that each party hereto does hereby grant unto each other party hereto the first refusal of purchase for said ninety day period above mentioned at a fair and reasonable price in order that the other parties hereto may have the right to purchase the interest of said party desiring to sell. If said parties cannot agree upon a fair and reasonable price, then each of said interested party or parties shall choose an appraiser and the said appraisers shall then in turn choose