

Purchasing/Leasing Party shall notify the Selling/Leasing Party in writing by Certified Mail within sixty (60) days after receipt of the offer as to whether he rejects or accepts such offer, with closing of transaction to be within thirty (30) days after said acceptance is given. Such offer shall be deemed to have been rejected if it is not received by the Selling/Leasing Party by the end of the aforesaid sixty (60) day period. In the event the Purchasing/Leasing Party does not exercise the Selling/Leasing Party's offer, then the Selling/Leasing Party shall have the right to sell or lease his interest as offered to the person or persons named in the offer communicated to the Purchasing/Leasing Party within sixty (60) days from the date of mailing the original offer to the Purchasing/Leasing Party and provided further that such sale is made strictly in accordance with the terms of the offer originally submitted to the Purchasing/Leasing Party. It is understood that this method of selling the property as espoused in this paragraph shall not be applicable to the developers, Benjamin W. Lewis and William J. Wirthlin.

11(b). In the event of the death of an owner, then in such event the same procedure for disposition of the property as referenced hereinabove shall apply.

11(c) It is understood that regardless of the provisions contained hereinabove and hereinbelow, any joint owners of property within the Eastside Professional Court shall have the right and privilege to convey to one another without compliance of the preceding or succeeding paragraphs regarding sale of property. Also, it is understood that regardless of the provisions contained herein, the owners or co-owners of property may sell or transfer said realty to a corporation in which they own 50% of the stock and/or transfer to such relation, such as wife and children, but no other relationship shall be included so as to exclude compliance with the sales provisions contained in this paragraph.

12. All exterior exposed walls of each building shall be of the same materials and the same character of design. Walls between buildings may be shared when mutually agreed between the owners and when all final drawings and specifications on the building involved have been approved by the Architectural and Design Committee.

13. All of the building area shown as Parcels A, B, C, Part Parcel C-1, Part Parcel C-2, D, and E on the above-referenced plat recorded in the RMC Office in Greenville County Plat Book 7-0 at Page 46, is to be divided into building lots, which lots shall be subject to a periodic charge or assessment, which shall be determined by the members of the Maintenance Association, to be known as Eastside Professional Court Maintenance Association, which is to be organized by the owners of such property. All property owners shall be members of the Association and shall contribute thereto as assessed. The amount of the monthly maintenance charge shall be determined on a pro rata basis, which basis shall be based upon the percent each owner has in relation to the total building square footage of twenty thousand (20,000) square feet. In the event, for example, that one owner has purchased two thousand (2,000) square feet in the building area, then his share of the maintenance cost would be ten (10%) percent of the total maintenance cost. Should the actual building area exceed twenty thousand (20,000) square feet in the future, then the percent each owner pays for maintenance shall be reduced proportionately.

The Association shall be charged with the obligation to perform the following functions:

- (a) For the payment of the necessary expenses for the operation of said Association;
- (b) For lighting, improving and maintaining streets, parking areas, alleys and landscaped areas within the said property;
- (c) For such other purposes as the members of the Association may deem necessary for the general

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