

other place shall be mutually agreed upon. Dr. Leffert shall be responsible for making the August 1981 mortgage payment to the South Carolina National Bank, 1981 ad valorem taxes and 1981 property assessments by Professional Park-on-Cleveland Maintenance Association, Inc. shall be pro-rated as of August 1, 1981.

6. Dr. Leffert shall promptly construct upon the aforementioned Lot F a medical office building in accordance with designs, plans and specifications prepared by Neal, Prince & Browning Architects, Inc.; all of which designs, plans and specifications are incorporated herein and attached hereto as Exhibit A. That the construction of said medical building upon Lot F contemplates modifications both to the east wall and interior office space of the building owned by Dr. Tiller and located upon Lot E; said modifications also being shown on the aforementioned Exhibit A. The cost of the medical building to be constructed upon Lot F as well as the modifications to the east wall and interior office space of the medical building located upon Lot E is to be in the approximate sum of Fifty-Eight Thousand (\$58,000.00) Dollars, and the general contractor for said project is J. Harold Moore. All of such expense or cost shall be the sole responsibility of Dr. Leffert who shall pay for the same at such time or times and in such manner so that at no time shall there be any claims made against Dr. Tiller or any liens placed against the property of Dr. Tiller. Dr. Leffert agrees to indemnify and hold Dr. Tiller harmless from any cost, expense or liability by reason of any attachment to said wall or anything done in or about the modification or use of said wall.

7. The respective medical office buildings of Dr. Tiller and Dr. Leffert will each have their own private entrance way for patients and will have such other private areas as are marked "private" on the plans attached hereto as Exhibit A. Dr. Tiller and Dr. Leffert shall conduct their respective medical practices independently and separately from the other. However, it is