

(ii) Accrued and unpaid or prepaid rentals from tenants and concessionaires;

(iii) Security deposits held and any interest earned thereon;

(iv) Accrued and unpaid or prepaid or escrowed real estate taxes and assessments (if the amount thereof is not then ascertainable, the adjustment thereof shall be on the basis of the amount of the most recent ascertainable taxes, and such taxes shall be recomputed and reproporated as soon as the general real estate tax bill(s) for the current year become(s) available); and

(v) Accrued expenses with respect to the Property, including interest and utility charges if any;

and Grantor and Owner shall make appropriate settlement of such items, with Owner being credited with all accrued and unpaid expenses and taxes and Grantor being credited with prepaid insurance, escrowed taxes and other prepaid items. Grantor shall turn over to Owner all security deposits, and Owner shall forever indemnify Grantor from and against any claims by tenants on account of such security deposits. Owner shall turn over to Grantor any and all accrued and unpaid rentals collected by Owner after the term hereof applying all rentals received from any tenant to the earliest accruing rentals).

10. Notice. It is understood and agreed by and between the parties hereto that all written notices provided for hereunder shall be sent to them addressed as follows:

TO GRANTOR: c/o Edens & McTeer, Inc.,  
1000 Banker's Trust Tower  
Columbia, South Carolina 29211

with a copy to: Monteith, Monteith & Gottlieb  
1600 Bull At Taylor Street  
P.O. Box 154  
Columbia, South Carolina 29202  
Attn: Joel Gottlieb, Esq.

TO OWNER: c/o The Balcov Company  
P. O. Box C-1036  
Skokie, Illinois 60076

with a copy to: Katten, Muchin, Zavis,  
Pearl & Galler  
55 East Monroe Street, Suite 4100  
Chicago, Illinois 60603  
Attn: Garry W. Cohen, Esq.

or to such other addresses as the parties may hereafter designate in writing.

10. Transferability. Grantor's reserved interest hereunder may be transferred and assigned only with the consent of Owner; no such transfer shall relieve Grantor of its obligations hereunder. Owner may convey the Property, subject to the reservation herein

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