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- (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 110% of the amount of the most recent ascertainable taxes, and such taxes shall be recomputed and reprorated 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, specifically excluding interest accrued on the Existing Encumbrance on account of the month in which this Deed terminates, but specifically including utility charges, if any, and employees' salaries and benefits (including accrued vacation pay, unused sick pay and severance pay), 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 William S. Minter, Jr. Suite 810 SCN Center Main at Lady Street Columbia, South Carolina 29201

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 Balcor 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.