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COMMISSION AGREEMENT

WHEREAS, SURETY INVESTMENT COMPANY, a South Carolina Corporation, with its principal offices in Greenville, South Carolina, is now the owner of approximately seventeen (17) acres of land located on Reidville Road and Elliott Street in the City of Spartanburg, South Carolina, together with sixteen (16) buildings, twelve of which are presently leased and occupied by retail merchants and service agencies and four of which contain approximately 12,000 square feet of floor area and are not yet leased or completed, all of which property is known as "THE VILLAGE SHOPPING CENTER", and

WHEREAS, this shopping center was acquired by Surety Investment Company from G. B. Nalley under purchase options owned by Caine Realty & Mortgage Company, Greenville, South Carolina, and as a direct result of negotiations conducted between Surety Investment Company and G. B. Nalley by Caine Realty & Mortgage Company, and

WHEREAS, Surety Investment Company and Caine Realty & Mortgage Company agreed that no cash commission would be charged or collected from either the seller or the purchaser in connection with the sale and purchase of this real estate, but that a deferred commission would instead be paid for services heretofore rendered by Caine Realty & Mortgage Company in negotiating and closing the purchase of this real estate, and for any future services to be rendered by Caine Realty & Mortgage Company in leasing the 12,000 square feet of building area which was not leased at the time this real estate was acquired and for further assistance in connection with any problems which might arise between the landlord corporation and the tenants in this shopping center during the first twelve (12) years of its operation.

NOW, THEREFORE, in consideration of and as compensation for past services rendered and future services to be rendered by Caine Realty & Mortgage Company as aforesaid, Lessor agrees to pay to Caine Realty & Mortgage Company the following percentages of all rentals which shall accrue and are paid to Surety Investment Company by all tenants occupying spaces under leases in The Village Shopping Center for the twelve (12) year period commencing March 15, 1962

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