

XI.

DEATH OR BANKRUPTCY OF A PARTNER. The death or adjudication of bankruptcy of a partner shall not dissolve the partnership. In the event of the death or adjudication of bankruptcy of any partner, the heirs or successor in interest (as the case may be) of that partner shall become a transferee of the interest of that partner and be entitled to all further distributions on account of the interest of that partner.

XII.

INDEPENDENT VENTURES. Any partner may engage in or possess an interest in other business ventures of every type and description, independently or with others, including but not limited to the acquisition, ownership, financing, syndication, development, improvements, leasing, operating, management, and brokerage of real property. Neither the partnership nor any partner will by virtue of this Agreement have any right, title or interest in or to such independent ventures or the income or other benefits derived therefrom.

XIII.

CAUSE OF DISSOLUTION OF PARTNERSHIP. The partnership shall be dissolved without breach of this Agreement upon the happening of any one of the following events:

(A) Voluntary Dissolution: The decision of the partners owning a majority of the interest in the partnership (acting with or without a meeting).

(B) Expiration of Term: The arrival of the date set in Paragraph II of this Agreement for termination.

XIV.

SUCCESSORS IN INTEREST: Except as otherwise provided

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