

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) H.M.C. THE CREEKSIDE
PARTNERSHIP AGREEMENT

This partnership agreement made by and among Jan Bunes and T. Richard Woods, both of Greenville, South Carolina, and MBTB Architects-Engineers, Inc., a South Carolina corporation, hereinafter sometimes referred to collectively as "Partners" and singularly as "Partner".

W I T N E S S E T H :

WHEREAS, the parties hereto desire to join together in a general partnership ("the Partnership") for the purpose of acquiring and developing certain real property (hereinafter referred to as the "Land") by constructing certain improvements (hereinafter referred to as the "Improvements") thereon and to operate the Improvements for the production of income and to carry on any and all other activities of the Partnership; and

WHEREAS, the parties hereto desire to set forth in full the terms and conditions of their agreements and understandings in this Partnership Agreement;

NOW, THEREFORE, in consideration of the foregoing, of the mutual promises of the parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the parties hereto do agree hereby as follows:

1. Name and Principal Office. The Partnership shall operate under the name of The Creekside Partnership. The principal place of business shall be at the same location as the principal office of MBTB Architects-Engineers, Inc., with such other places of business as may be agreed upon by the Partners from time to time.

2. Business Purpose. The business of the Partnership shall consist of acquiring and owning the Land, developing, constructing, and owning the Improvements on the land, operating the Improvements on the land for the production of income, acquiring, owning, maintaining and leasing certain equipment and similar property, and carrying on any and all

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