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STATE OF SOUTH CAROLINA ) AMENDMENT TO MASTER DEED AND  
 ) BY-LAWS OF THE PROFESSIONAL BUILDING  
 COUNTY OF BEAUFORT ) HORIZONTAL PROPERTY REGIME

**WHEREAS**, on the 28th day of November, 1980, The Professional Group, Inc., a South Carolina corporation ("Declarant"), executed a certain Master Deed establishing The Professional Building Horizontal Property Regime ("Regime"), which Master Deed was recorded on the 28th day of November, 1980, in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 311 at Page 1032, as amended in Deed Book 442 at Page 614, and in Plat Book 29 at Page 37 and as amended (collectively "Master Deed"); and

**WHEREAS**, said Master Deed in Article V, Section 4, provides for the relocation of the boundaries between the Units;

**WHEREAS**, Will and Pamela O'Grady (collectively "Owners") are the Owners of Units 301 and 302 and desires to relocate the boundaries between Unit 301 and Unit 302;

**NOW, THEREFORE**, know all men by these presents that the Owners, Co-Owners and Mortgagees of Units of The Professional Building Horizontal Property Regime do hereby declare.

1. Incorporation of Recitals. The above recitals are incorporated herein by this reference as if restated in their entirety.

2. Relocation of the Boundary Between Units 301 and 302. The boundary between Unit 301 and Unit 302 is hereby relocated as shown on the attached Exhibit "A" which incorporated herein. The effect of this relocation of boundary will be that Unit 301 will change from 1,998 square feet to 1,070 square feet and Unit 302 will change from 1,007 square feet to 1,935 square feet.

3. Amendment to Master Deed. Article V, Section 2(c), is hereby amended by changing Subparagraph 3 to read "Unit 301 containing 1,070 square feet and Subparagraph 4 to read Unit 302 containing 1,935 square feet."

4. Incorporation by Reference. The purpose of this Amendment being to relocate the boundary between Unit 301 and Unit 302. The responsibilities of the Regime of The Professional Building Horizontal Property Regime, all provisions set forth in the Master Deed establishing the

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Regime as recorded in the RMC Office for Beaufort County, South Carolina, unless modified herein, are expressly incorporated into and reaffirmed by this Amendment in the same manner as if the same were expressly set forth herein. This Amendment is intended to comply with the provisions of the aforementioned Master Deed and the South Carolina Horizontal Property Act. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control. The provisions hereof shall be deemed independent and severable, and the invalidity in whole or in part of any section, sub-section, sentence, clause, phrase or word, or other provision of this Amendment shall not affect the validity or enforceability of the remaining portions thereof, and in such event, all of the other provisions of the Amendment shall continue in full force and effect as if such invalid provision had never been included therein.

5. Votes Cast. The number of votes required to approve this Amendment is 66.7% and the number of votes cast by the Secretary on behalf of the Unit Owners in favor of the Amendment is 66.7%. The number of consents by mortgagees required to approve the Amendment is zero (0), and the number of consents by mortgagees received by the Secretary is zero (0).

The Professional Building Horizontal Property Regime

By: Rebecca Draft Aylor  
Secretary

STATE OF SOUTH CAROLINA )

) ACKNOWLEDGMENT

COUNTY OF BEAUFORT )

I, the undersigned notary, do hereby certify that the above-named Rebecca Aylor, Secretary of The Professional Building Horizontal Property Regime, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19<sup>th</sup> day of December, 1997.

Sheryl D. Thompson  
Notary Public for South Carolina  
My Commission Expires: 5-12-2003

IN WITNESS WHEREOF, Will O'Grady and Pamela O'Grady, Owners of Units 301 and 302 in the Professional Building Horizontal Property Regime, have caused these presents to be executed this 19<sup>th</sup> day of December, in the year of our Lord, One Thousand Nine Hundred Ninety-Seven and in the Two Hundred Twenty-Second Year of the Sovereignty and Independence of the United States of America.

Signed and sealed in the presence of:

**Witnesses**

**Unit Owners**

*Sheryl D Thompson*  
*Gant R Henry*

*Will O'Grady*  
Will O'Grady  
*Pamela - Joy O'Grady*  
Pamela O'Grady

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

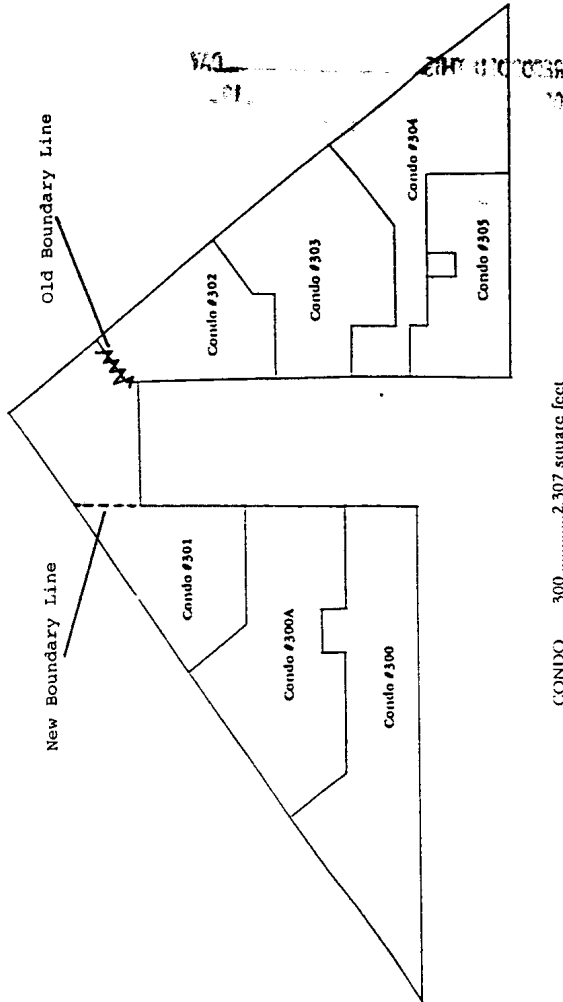
**ACKNOWLEDGMENT**

I, the undersigned notary, do hereby certify that the above-named Will O'Grady and Pamela O'Grady, Owners of Units 301 and 302 in the Professional Building Horizontal Property Regime, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19<sup>th</sup> day of December, 1997.

*Sheryl D Thompson*  
Notary Public for *South Carolina*  
My Commission Expires: *5-12-2003*

Exhibit "A"  
**Professional Building - 3rd Floor**  
**Legal Condominium Subdivisions**



|       |      |                   |
|-------|------|-------------------|
| CONDO | 300  | 2,307 square feet |
|       | 300A | 1,760 square feet |
|       | 301  | 1,998 square feet |
|       | 302  | 1,007 square feet |
|       | 303  | 1,504 square feet |
|       | 304  | 1,541 square feet |
|       | 305  | 1,011 square feet |
|       | Now  | 1070 square feet  |
|       | Now  | 1935 square feet  |

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FILED  
S. A. SULLIVAN - RMC  
CLERK OF COURT - S.C.

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EX 1004 R 1676  
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RECORDED THIS 2 DAY  
OF February 19 98  
IN BOOK AE PAGE 32  
*Sharon P. Burris*  
AUDITOR, BERKLEY COUNTY, S.C.