



STATE OF SOUTH CAROLINA ) TENTH AMENDMENT TO MASTER DEED  
 ) OF THE PEOPLES BUILDING HORIZONTAL  
 COUNTY OF CHARLESTON ) PROPERTY REGIME (BOOK D-389, PAGE 250)

WHEREAS, the Master Deed of the Peoples Building Horizontal Property Regime (the "Regime") dated November 29, 2001, was recorded in the Register of Mesne Conveyances Office for Charleston County ("RMC") on November 29, 2001, in Book D-389, Page 250 (the "Original Master Deed"); and

WHEREAS, the Original Master Deed was amended by: (a) the First Amendment to Master Deed of the Regime recorded in the RMC on April 2, 2002 in Book A-402, Page 360; (b) the Second Amendment to Master Deed of the Regime recorded in the RMC on June 5, 2002, in Book J-408, Page 107; (c) the Third Amendment to Master Deed of the Regime recorded in the RMC on March 6, 2003 in Book F-439, Page 271; (d) Fourth Amendment to Master Deed of the Regime recorded in the RMC on December 31, 2003 in Book D-480, Page 845; (e) the Fifth Amendment to Master Deed of the Regime recorded in the RMC on August 16, 2005 in Book P-549, Page 091; (f) the Sixth Amendment to Master Deed of the Regime recorded in the RMC on October 8, 2004 in Book D-512, Page 841; (g) the Seventh Amendment to Master Deed of the Regime recorded in the RMC on August 16, 2005 in Book P-549, page 126; (h) the Eighth Amendment to Master Deed of the Regime recorded in the RMC Office on August 17, 2005 in Book P-549, Page 553; and (i) Ninth Amendment to Master Deed of the Regime recorded in the RMC on November 5, 2012 in Book 0289, Page 158 (collectively, the "Amendments"), and together with the Original Master Deed, the "Master Deed"; capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Master Deed); and

WHEREAS, Susan C. Rosen ("Rosen") as the Owner of Units C201A, C201B, and C201C, and AAWSR, LLC as the Owner of Unit C201D wish to incorporate a portion of the Limited Common Elements located on the second floor as part of Unit C201A and to grant or reserve a perpetual access and use easement to the Owners of Units C201B, C201C and C201D as further discussed herein; and

WHEREAS, Rosen has caused plans to be prepared showing the newly configured Unit C201A and the Easement and Restroom Area for use and access by Owners of Units C201B, C201C, and C201D to be attached to the within amendment.

NOW, THEREFORE, for and in consideration of the premises contained herein, and other good and valuable consideration, the receipt and sufficiency of which it is hereby agreed, the undersigned, Owners and mortgagees of Units as required by Section XXVII of the Master Deed, hereby agree that the Master Deed is hereby amended as follows:

1. The descriptions of the Commercial Units contained in Article V, Section B of the Master Deed for Unit C201A is hereby deleted in its entirety and replaced with the description of such Unit attached hereto as Schedule 1 and made a part hereof by this reference.
2. The Second Level Floor Plan attached as a portion of Exhibit "C" to the Master Deed is hereby deleted in its entirety and replaced with the Second Level Area Calculation and Second Level Floor Plan attached hereto as Schedule 2 and made a part hereof by this reference.
3. The Table of Values attached to the Master Deed as Exhibit "D" is hereby deleted in its entirety and replaced with the Table of Values attached hereto as Schedule 3 and made a part hereof by reference and shows the new square footage of Unit C201A with no change in the percentage of ownership.
4. The Architect's Certificate attached to the Master Deed as Exhibit "E" is hereby supplemented by the Architect's Certificate attached hereto as Schedule 4 and made a part hereof by this reference.
5. As a result of the reconfiguration of Unit C201A, the Commercial Area has been increased from 1505 square feet to 2577 square feet as shown on Schedule 2 attached hereto, however, the area of the Limited Common Elements allocated to this Unit has been reduced from 1072 square feet to -0- square feet, which will decrease the area to be maintained by the Association; therefore, the undersigned owners of the Units have agreed there will be no change in the percentage of ownership interest appurtenant to Unit C201A notwithstanding the provisions of Article V, Section E, Paragraph 2 of the Master Deed.
6. Article V, Section E(2) "Commercial Floors", Subsection "Second Floor" of the Master Deed recorded in Book D389, Page 250 is amended so that after amendment it will read as follows:

The Limited Common Element in front of the elevators containing 150 square feet, the hallway containing 367 square feet, and the two restrooms containing a total of 555 square feet have been added to Unit C201A subject to the following:

The Owners of Units C201B, C201C, and C201D shall enjoy exclusive appurtenant, perpetual easements over the Easement Areas, as shown on Schedule 2 attached hereto for pedestrian ingress and egress to and from the General Common Area and for access to and use of the Restroom Area on and over that Easement Area for Units C201B, C201C, and C201D to gain access to Common Area and Limited Common Area. If Units C201B, C201C, and C201D are combined or otherwise reconfigured, all owners of the resulting Units shall enjoy said easement rights over the Easement and Restroom Area. Said easement on and over the Easement Area is an exclusive and commercial easement in gross which runs with the title to Units C201B, C201C, and C201D with other Units. The use of the Easement and Restroom Area shall be exclusively for the Owners of all Units on the second floor, including any combination or recombination of



said Units and their guests and invitees. If Units C201A, C201B, C201C and C201D are combined into one Unit, the easement over the Easement Area shall terminate. The Owners of Units C201A, C201B, C201C, and C201D will share equally in the expense for maintaining and repairing the Easement and Restroom Area.

7. Except as expressly modified herein, all other terms and conditions of the Master Deed shall remain in full force and effect.

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Signature pages to follow.**

2<sup>nd</sup> IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this  
day of October, 2014.

WITNESSES:

  
\_\_\_\_\_  
Witness 1  
  
\_\_\_\_\_  
Witness 2

OWNER OF UNIT C102

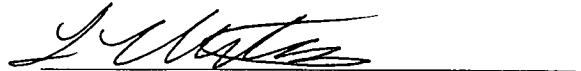
Rourke Enterprises, LLC

By: 

Its: OWNER

STATE OF South Carolina )  
COUNTY OF Charleston )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal  
Property Regime was acknowledged before me this 2<sup>nd</sup> day of October, 2014, by  
Rourke Enterprises, LLC, by Shannon Jones, its Owner.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 6/3/2024

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 29<sup>th</sup> day of September, 2014.

WITNESSES:

OWNER OF UNIT C103

[Signature]  
Witness 1

Greystar GP, L.L.C., a  
Delaware limited liability company

By: [Signature]

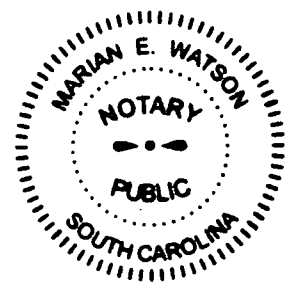
[Signature]  
Witness 2

Its: Vice President

STATE OF South Carolina )  
COUNTY OF Charleston )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 29 day of September, 2014, by Greystar GP, L.L.C., a Delaware limited liability company, by James A. Chittam, Jr., its Vice President.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 11-03-2021



25 IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this day of August, 2014.

WITNESSES:

OWNER OF UNIT C201D

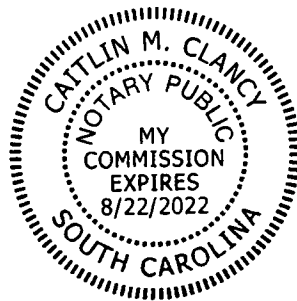
AAWSR, LLC, a South Carolina limited liability company

Christina M. Montgomery  
Witness 1  
Lyle A. Scher  
Witness 2

By: [Signature]  
Its: President

STATE OF South Carolina )  
COUNTY OF Charleston )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 25 day of August, 2014, by AAWSR, LLC, a South Carolina limited liability company, by Susan C. Rosen, its President.



[Signature]  
Notary Public for South Carolina  
My Commission Expires: 8/22/2022

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 25 day of August, 2014.

WITNESSES:

Charles M. Montgomery  
Witness 1

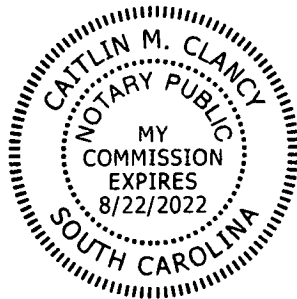
James A. Scher  
Witness 2

OWNER OF UNITS 201A, 201B and  
201C a/k/a C201A, C201B and C201C

Susan C. Rosen  
Susan C. Rosen

STATE OF South Carolina )  
COUNTY OF Charleston )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 25 day of August, 2014, by Susan C. Rosen.



Caitlin M. Clancy  
Notary Public for South Carolina  
My Commission Expires: 8/22/2022

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 29<sup>th</sup> day of September, 2014.

WITNESSES:

OWNER OF UNITS 301A, 301B, 301C and 301D a/k/a C301A, C301B, C301C, and C301D

Greystar GP, LLC, a Delaware limited liability company

[Signature]  
Witness 1

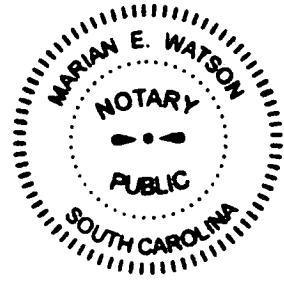
By: [Signature]  
Its: Vice President

[Signature]  
Witness 2

STATE OF South Carolina )  
COUNTY OF Charleston )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 29 day of September, 2014, by Greystar GP, LLC, a Delaware limited liability company, by James A. Chilton, Jr., its Vice President.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 11-03-2021





IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 1<sup>st</sup> day of October, 2014.

WITNESSES:

OWNER OF UNITS 401A, 401B, 401C, and 401D a/k/a C401A, C401B, C401C, and C401D

[Signature]  
Witness 1

Greystar Real Estate Partners, LLC, a Delaware limited liability company

By: [Signature]

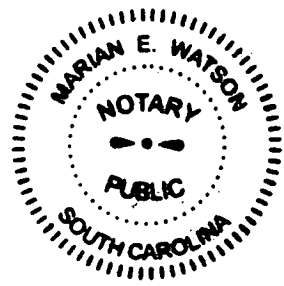
[Signature] Mariane E. Watson  
Witness 2

Its: Vice President / CFO

STATE OF South Carolina )  
COUNTY OF Charleston )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 1<sup>st</sup> day of October, 2014, by Greystar Real Estate Partners, LLC, a Delaware limited liability company, by Derek Ramsey, its Vice President.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 11-03-2021



IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 28 day of August, 2014.

WITNESSES:

OWNER OF UNIT M101

Redbreast Properties, LLC, a South Carolina limited liability company

[Signature]  
Witness 1

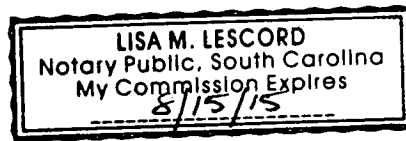
By: [Signature]  
Its: Managing Member

[Signature]  
Witness 2

STATE OF South Carolina )  
COUNTY OF Charleston )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 28 day of August, 2014, by Redbreast Properties, LLC, a South Carolina limited liability company, by Robin Richter, its Managing Member.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_



IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 4<sup>th</sup> day of SEPTEMBER, 2014.

WITNESSES:

OWNER OF UNIT R501

Grimball SC, LLC, a Nevada  
limited liability company

Chelsea M. Montgomery  
Witness 1

By: [Signature]  
Its: MANAGER

Lyle A. Scheer  
Witness 2

STATE OF )  
COUNTY OF )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 4<sup>th</sup> day of September, 2014, by Grimball SC, LLC, a Nevada limited liability company, by Paul Marshall, its MANAGER.

[Signature]

Notary Public for  
My Commission Expires: 1-15-23

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 27<sup>th</sup> day of August, 2014.

WITNESSES:

Patricia P. Erwin  
Witness 1  
Jesús Bouldin  
Witness 2

OWNER OF UNIT R701A

George M. Griesbeck  
George M. Griesbeck, Co-Trustee of the William Reid Sanders, Jr. 2012 Trust and Co-Trustee of the Christeve Aubrey Sanders 2012 Trust

Norah A. Arnold  
Emily Paule

Wiley T. Robinson  
Wiley T. Robinson, Co-Trustee of the William Reid Sanders, Jr. 2012 Trust and Co-Trustee of the Christeve Aubrey Sanders 2012 Trust

STATE OF Tennessee )  
COUNTY OF Shelby )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 27<sup>th</sup> day of August, 2014, by George M. Griesbeck, Co-Trustee of the William Reid Sanders, Jr. 2012 Trust and Co-Trustee of the Christeve Aubrey Sanders 2012 Trust.

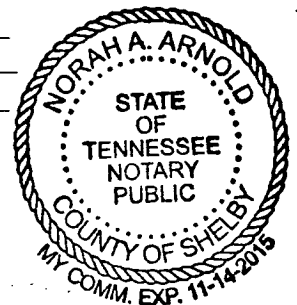
Norah A. Arnold  
Notary Public for Tennessee  
My Commission Expires: 11-14-15



STATE OF Tennessee )  
COUNTY OF Shelby )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 9<sup>th</sup> day of September, 2014, by Wiley T. Robinson, Co-Trustee of the William Reid Sanders, Jr. 2012 Trust and Co-Trustee of the Christeve Aubrey Sanders 2012 Trust.

Norah A. Arnold  
Notary Public for Tennessee  
My Commission Expires: 11-14-15



25 IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this day of August, 2014.

WITNESSES

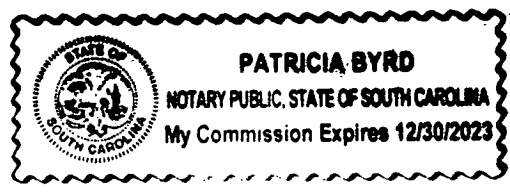
[Signature]  
Witness 1  
[Signature]  
Witness 2

OWNER OF UNITS R801 and R901  
[Signature]  
Terri J. Henning

STATE OF South Carolina )  
COUNTY OF Charleston )

The foregoing Tenth Amendment to Master Deed of the People Building Horizontal Property Regime was acknowledged before me this 25 day of August, 2014, by Terri J. Henning.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 12/30/2023



CONSENT

The undersigned, being the mortgagee of Unit 201D owned by AAWSR, LLC, a South Carolina limited liability company, hereby consents to this Tenth Amendment to Master Deed of the Peoples Building Horizontal Property Regime. The mortgage encumbering the above referenced Unit is dated November 5, 2012 and recorded in the Charleston County RMC Office in Book 0289, Page 788.

Witnesses:

Michelle Cross  
[Signature]

SunTrust Bank

By:

[Signature]

Its:



**SCHEDULE 1**  
(Description of Unit C201A)

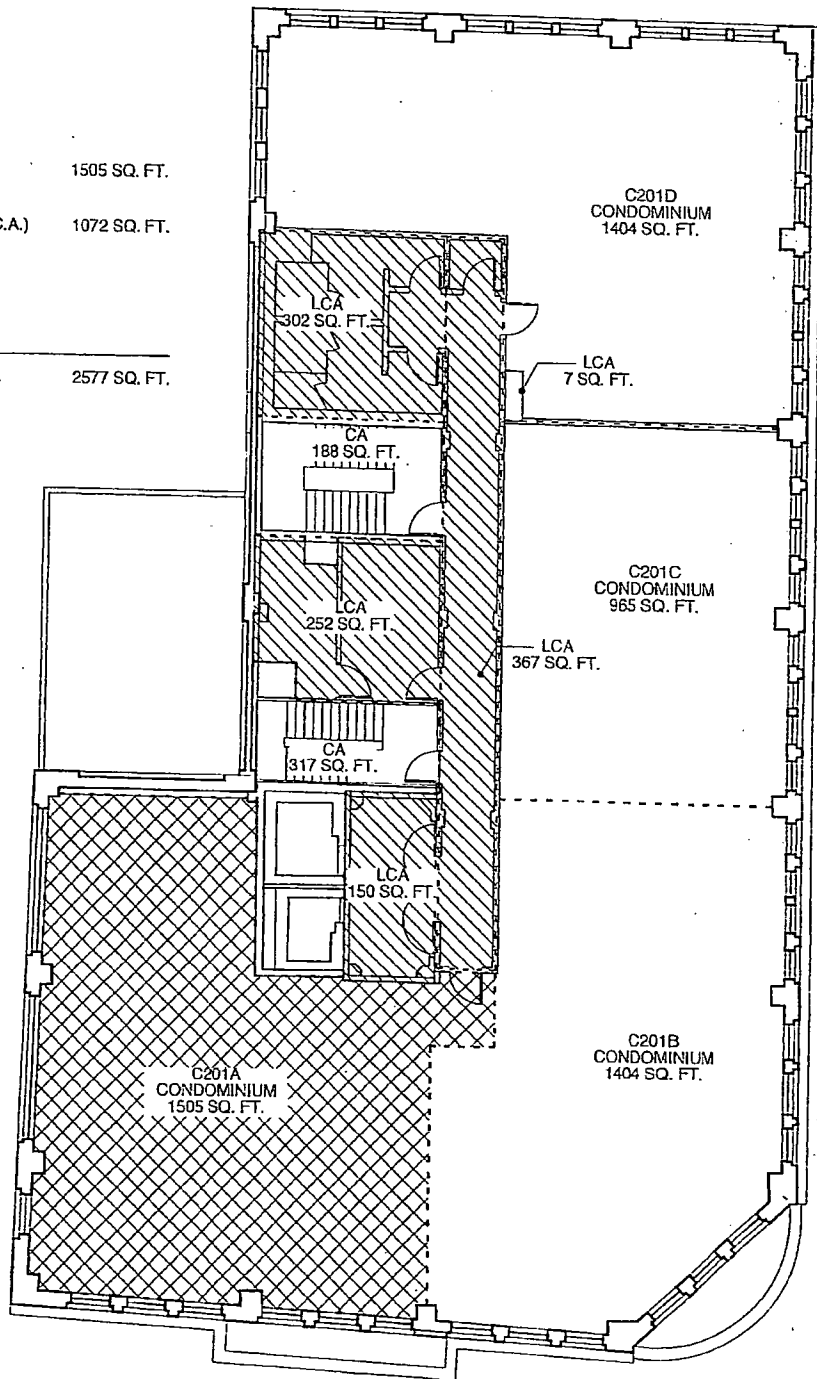
Unit C201A originally contained approximately 1505 square feet and fronts onto Broad Street. This Unit has access to 555 square feet in Limited Common Element restroom space as shown on the attached floor plans. This unit was accessed via 517 square feet in corridor/lobby space located outside the elevators and stairs (shown separately as 150 square feet and 367 square feet on the attached floor plans, collectively the "Foyer Area").

The boundaries of Units C201A have been changed to include 517 square feet in corridor lobby space located outside the elevators and stairs and to include 555 square feet consisting of two restroom spaces so that Unit C201A will contain 2577 square feet as more accurately and completely shown on Schedule 2 attached hereto and made a part of the Master Deed.

Schedule 2 - Page 1

**UNIT C201A**  
2nd Floor

	NET UNIT AREA C201A	1505 SQ. FT.
	NET LIMITED COMMON AREA (L.C.A.) ADDED TO C201A	1072 SQ. FT.
	ELEVATOR LOBBY	150 SQ. FT.
	HALLWAY	367 SQ. FT.
	TWO RESTROOMS	302 SQ. FT.
	STORAGE CLOSET	252 SQ. FT.
<hr/>		
	TOTAL NEW NET AREA OF C201A	2577 SQ. FT.



**HORIZONTAL PROPERTY REGIME**  
**PEOPLE'S BUILDING - 18 BROAD ST. - CHARLESTON, SC**

JULY 25 2014  
SCALE: 1/16" = 1'-0"

**StudioA**  
ARCHITECTURE

Whitney Powers, AIA LEED AP

474 King Street, Suite B

Charleston, South Carolina 29403

843 577 9541 v

843 577 9911 f



**SCHEDULE 3**

**AMENDMENT TO EXHIBIT D TO MASTER DEED  
TABLE OF VALUES APPLICABLE ONLY TO UNIT C201A  
THE PEOPLES BUILDING HORIZONTAL PROPERTY REGIME**

Type of Unit	Sq. Footage	Unit Value	Total Value	Percentage of Ownership
C201A	2577 sq.ft.	\$505,059.43	\$505,059.43	0.03084332 %

Old Interior Area for Unit C201A - 1505 Sq. Ft.

New Interior Area for Unit C201A - 2577 Sq. Ft.


SCHEDULE 4

Supplement to Exhibit E to Master Deed of  
The Peoples Building Horizontal Property Regime

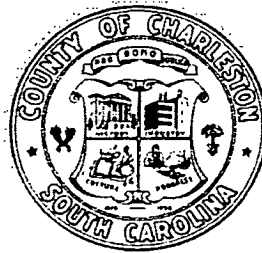
ARCHITECT'S CERTIFICATE  
As to Unit C201A

Pursuant to S.C. Code Ann §27-31-110 (1976), as amended, it is to the best of my belief and knowledge that the Regime plans described in the attached Schedule 2 and the written description of the reconfigured Unit C201A in the Peoples Building Horizontal Property Regime, situate upon the real estate described in Exhibit A to the Master Deed recorded in Book D-389, Page 250, as amended, fully depicts the layout, dimensions, location, area, number and identification of Unit C201A and the General and Limited Common Elements of the Régime appurtenant thereto.

Date: 7/25/14

By:   
Studio A, Inc.  
Architect's License No: 4066  
SC Firm: ARB91003

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PEOPLES BLDG HPR

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 Charleston County Auditor

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