

Return to:
BTS Investors II, LLC
Attention: Paul L. Gunn
Watkins & Eager PLLC
400 East Capitol Street
Jackson, Mississippi 39201
601-965-1264

TERMINATION AGREEMENT

This Termination Agreement is made as of the 2nd day of December 2010 by and between:

Seller/Grantor:	Colonial Properties Services, Inc., an Alabama corporation
Purchaser/Grantee:	BTS Investors II, LLC, a Mississippi limited liability company

For good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, the parties agree as follows:

1. Termination of Option Agreement. The parties hereto do terminate and cancel that certain Option Agreement dated September 10, 2010 as recorded as Instrument 20100916000304740 in the Probate Office of Shelby County, Alabama, for the Property defined therein as:

Lot 5, according to the Final Plat of Colonial Promenade, as recorded in Map Book 35, Page 102, in the Probate Office of Shelby County, Alabama.

Colonial Properties Services, Inc., acknowledges the termination and expiration of its option and rights to repurchase created in the Option Agreement.

2. Termination of First Right of Refusal. The parties hereto do hereby terminate and cancel the First Right of Refusal as contained in Exhibit "C" of that Special Limited Warranty Deed recorded as Instrument 20100916000304720 in the Probate Office of Shelby County, Alabama, for the Property defined therein as:

Lot 5, according to the Final Plat of Colonial Promenade, as recorded in Map Book 35, Page 102, in the Probate Office of Shelby County, Alabama.

and Colonial Properties Services, Inc., acknowledges the termination and expiration of its first right of refusal and rights to repurchase created in the Special Limited Warranty Deed.

In witness whereof, the undersigned have signed and sealed this instrument on the day and year first set above.

[Execution occurs on following page.]


20110126000026280 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
01/26/2011 08:09:23 AM FILED/CERT

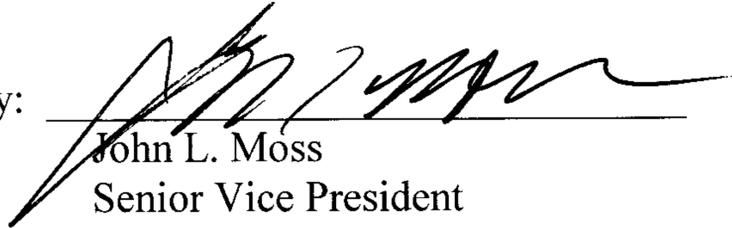
EXECUTION PAGE TO
TERMINATION AGREEMENT
BY AND BETWEEN
COLONIAL PROPERTIES SERVICES, INC. AND
BTS INVESTORS II, LLC

20110126000026280 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
01/26/2011 08:09:23 AM FILED/CERT

SELLER:

COLONIAL PROPERTIES SERVICES,
INC., an Alabama corporation

By: _____


John L. Moss
Senior Vice President

PURCHASER:

BTS INVESTORS II, LLC, a Mississippi
limited liability company

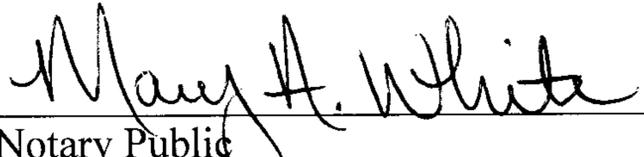
By: _____


Gary B. Cress
Manager and Authorized
Representative of the Management
Committee

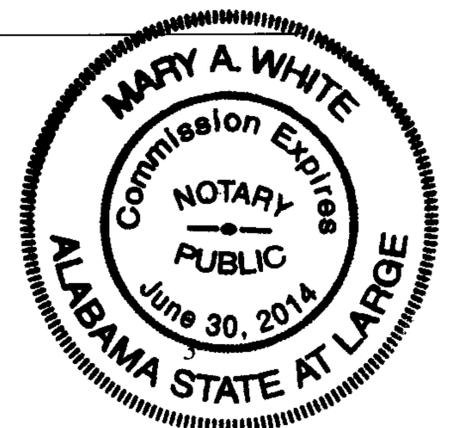
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that John L. Moss, whose name as Senior Vice president of Colonial Properties Services, Inc., an Alabama corporation, is signed to the foregoing Termination Agreement, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of December, 2010.



Notary Public
My commission expires: _____



20110126000026280 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
01/26/2011 08:09:23 AM FILED/CERT

STATE OF MISSISSIPPI
HINDS COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Gary B. Cress, whose name as Manager and Authorized Representative of Management Committee of BTS Investors II, LLC, a Mississippi limited liability company, is signed to the foregoing Termination Agreement, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and will full authority executed the same voluntarily for and as the act of said limited liability company.

Patti Ware

Notary Public
My commission expires: 5.18.14

