

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PH '80  
SLEY

BOOK 1132 PAGE 985  
MEMORANDUM OF  
AGREEMENT OF SUBLEASE

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THIS AGREEMENT, made and entered into as of the 10<sup>th</sup> day of July, 1980, by and among Daniel International Corporation, a South Carolina Corporation ("Tenant"), and 10th Carolina Realty Associates, a New Jersey Limited Partnership ("Landlord"),

WITNESSETH:

In consideration of the rent and the obligations, guarantees and assurances of Tenant and Landlord, and upon the terms and conditions set forth in a more detailed form of Sublease dated as of July 10, 1980, between the same parties and covering the same property (the "Sublease"), Landlord hereby Subleases unto Tenant, its successors and assigns, the demised premises (including all improvements now or hereafter erected thereon), said demised premises being more fully described in Exhibit "A" hereto attached and made a part hereof.

TO HAVE AND TO HOLD the said demised premises and all rights related thereto subject to the terms, conditions and covenants expressed and declared in the aforementioned lease unto the Tenant, its successors and assigns, for a monthly rental of \$4304.00 and for an initial term to expire October 31, 1982, (and, at Tenant's sole option(s) for two successive option periods the first of which shall be two (2) years, and the second of which shall be for seven (7) months all as set forth in the detailed form of Sublease, unless the Sublease shall be sooner terminated pursuant to its terms.

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