

Exhibit A

Bell Tower Lease

BOOK 1142 PAGE 780

Between

10th Carolina Realty Associates

and

Daniel International Corporation

The demised premises include the area indicated on the plat plan prepared by Furman Company, dated May 30, 1980 and attached hereto; said premises being a portion of the "Bell Tower Shopping Center" which is further described in a plat prepared by Piedmont Engineering Services, dated January, 1962, revised August 11, 1964, and July 15, 1968.

Together with all appurtenances to the demised premises and with the free and unencumbered use at no additional expense of all common areas, parking areas, means of ingress and egress, lavatories, sidewalks, walls, finished or improved areas outside all buildings (present and future), passageways in, entrances and exits to and from the building(s) in which the premises are located, and other facilities which are reasonably necessary to the use and enjoyment of the premises including all of those which are located in the building in which the demised premises are located or in any adjoining premises in which Landlord has a present interest, and all of Landlord's rights and easements appurtenant to or for use in connection with the demised premises.

0789

4328 RV.2