

LEASE SUMMARY

BUILDING - PIEDMONT EAST

PERIOD ENDING: August 1983
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ESCALATION CODE: T-TAXES
OC-OPERATING COST
CL-COST OF LIVING

TENANT	MONTHLY INCOME	LEASED SQ. FT.	ANNUAL INCOME FROM LEASED AREA	TERM OF LEASE	RENEWAL OPTION	ANNUAL SQ. FT. RENTAL RATE	ESCALATION REVIEW DATE	VACANT AREA SQ. FT.
SUITE 314-316 Prudential Insurance	\$2,569.00	3,670	\$30,828.00	1/1/82 - 12/31/86		\$8.40	1982	
SUITE 317 Piedmont Personnel Consultants	1,180.00	1,770	14,160.00	9/1/82 - 8/30/85		8.00	1981	
SUITE 319, 320, 402 Campton International Corp.	6,101.83	9,448	73,222.00	10/1/81 - 9/30/84		7.75	1980	
SUITE 322								900
SUITE 400 First Union Mortgage	562.52	871	6,750.24	8/1/81 - 7/31/84		7.75	1979	
SUITE 401 David E. Guthrie	637.50	900	7,650.00	6/1/83 - 5/31/85		8.50	1982	
SUITE 406 Tupperware	517.00	730	6,204.00	05/01/83 - 04/30/85		8.50	1980	
SUITE 407 Fender Industries, Inc.	442.50	590	5,310.00	1/1/83 - 12/31/83		9.00	1980	
SUITE 412-418 Ruckert, Scheetz and Hagler	3,805.00	6,088	45,660.00	07/31/83 - month to month		7.50	1980	
SUITE 409 Metropolitan Life Insurance	200.00	290	2,400.00	1/1/82 - 12/31/83		8.27	n/a	

EXHIBIT A Continued

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