



LEASE MEMORANDUM

A LEASE BETWEEN CONSOLIDATED CAPITAL PROPERTIES

(hereinafter "Lessor") and SOLON AUTOMATED SERVICES, INC., a Delaware corporation (hereinafter "Lessee") was made regarding any and all space existing or hereinafter existing for the installation and operation of any commercial laundry equipment for the use of any tenants in those certain premises known as La Vista Villa Apartments, located at Hillendale Road, Greenville, S.C., according to the present system of numbering now in effect in the city and county where said premises are located.

The date of execution of the Lease was 01-01-80. Said Lease is for a term of seven (7) years, commencing on the 1st day of January, 19 80, and terminating on the 31st day of December, 19 87, with a right of first refusal in said Lease for an additional three (3) year period.

IN WITNESS WHEREOF, the parties hereto have respectfully executed this Memorandum this, the 31st day of January, 19 80.

LESSOR:

CONSOLIDATED CAPITAL PROPERTIES
By JOHNSTOWN FINANCIAL CORPORATION

By: [Signature]
Title: President

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public
My Commission Expires:
(Notary Seal)
Notary Public, Georgia, State at Large
My Commission Expires Jan. 17, 1984

LESSEE:

SOLON AUTOMATED SERVICES, INC.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public
My Commission Expires:
(Notary Seal) My Commission Expires Jan. 17, 1984

By: [Signature]
THOMAS W. FAGAN, Vice President

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