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MEMORANDUM OF LEASE

This is a Memorandum of that certain unrecorded Lease dated July 3, 1980 between METROPOLITAN LIFE INSURANCE COMPANY, a New York Corporation, Landlord, whose address is 47 Perimeter Center East, Suite 650, Atlanta, Georgia 30346, and COMBUSTION ENGINEERING, INC., a Delaware Corporation, Tenant, whose address is Inverness Center, Building 31, Birmingham, Alabama 35243, concerning the premises described in Exhibit A attached hereto and made a part hereof by reference.

For good and valuable consideration, Landlord leases the premises, together with all appurtenances and easements thereto to Tenant, for the term and under the provisions contained in the above-mentioned unrecorded Lease, which unrecorded Lease is incorporated in this Memorandum by this reference. Tenant is also entitled to the use of parking areas and common eating facility area in the basement of the leased premises, all as described in said unrecorded Lease, for the term of the Lease.

The term of the Lease is to commence when the demised premises are completed constructed and ready for occupancy, according to the terms of the unrecorded Lease, but no later than January 1, 1981, and will run for a term of five (5) years; ending no later than January 1, 1986.

Tenant has an option and right to renew this lease for three (3) successive periods of five (5) years each, subject to the terms and conditions of the Lease.

This Memorandum is not a complete summary of the above-mentioned unrecorded Lease. Provisions in this Memorandum shall not be used in interpreting the lease provisions. In the event of conflict between

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the Memorandum and the recorded Lease, the unrecorded Lease shall control.

IN WITNESS WHEREOF the parties hereto have set their hands and seals on the date and year first above written.

LANDLORD:

METROPOLITAN LIFE INSURANCE COMPANY

By:

Vice President

TENANT: COMBUSTION ENGINEERING, INC.

Vice President



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STATE OF GEORGIA)
)
COUNTY OF DEKALB)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. E. Sayres, whose name as Vice President of Metropolitan Life Insurance Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this Memorandum of Lease, 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 the 3rd day of

July, 1980.

Judith J. Rasmussen
Notary Public
Notary Public Georgia State at Large
My Commission Expires: 9-26-82

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STATE OF Connecticut)
)
COUNTY OF Fairfield)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. J. Hallinan, whose name as Vice President of COMBUSTION ENGINEERING, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this Memorandum of Lease, 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 the 19th day of

May, 1980.

Paul M. Storch
Notary Public

NOTARY PUBLIC
My Commission Expires March 31, 1985

EXHIBIT A

The demised premises are a part of a six-story office building, being known as 31 Inverness Center, and being located on Site 7, Inverness Office Park, which has a legal description as follows:

A part of the Northwest Quarter of the Southwest Quarter of Section 36, Township 18 South, Range 2 West, and the Northeast Quarter of the Southeast Quarter of Section 35, Township 18 South, Range 2 West, being more particularly described as follows: Commence at the Southwest Corner of the Northwest Quarter of the Southwest Quarter and sighting North along the West line of said Quarter-Quarter Section turn an angle left of $44^{\circ}12'$ and run Northwesterly 354.20 feet; thence, turn an angle right of $78^{\circ}37'$ and run Northeasterly 638.56 feet; thence, turn right $30^{\circ}46'30''$ and run Northeasterly 225.67 feet; thence, turn right $92^{\circ}42'$ and run Southeasterly 372.33 feet to the Point of Beginning of the tract herein described, said point being on the 496 foot contour of Lake Heather; thence, an angle right of 180° and run Northwesterly 290.25 feet to the right-of-way of Inverness Center Arterial Road; thence backsighting on last course turn an interior angle right of $87^{\circ}18'$ and run Southwesterly 80.69 feet to a point of curve to the left; running thence along said curve, having a chord measuring 398.34 feet that forms an interior angle of $164^{\circ}42'30''$, an arc distance of 403.11 feet (said curve having a radius of 755.19 feet and central angle of $30^{\circ}35'$); thence, backsighting on last course turn an interior angle right of $164^{\circ}42'30''$ to chord of said curve and run along said southerly right-of-way in a Southwesterly direction 150.86 feet; thence, backsighting on last course turn an interior angle right of $102^{\circ}03'30''$ and run Southeasterly 269.97 feet; thence, backsighting on last course, turn an interior angle right of $141^{\circ}30'$ and run Southeasterly 107.44 feet to the 496 foot contour of Lake Heather; thence following the meanderings of 496-foot contour to the Point of Beginning.

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STATE OF ALA. SH. CNTY CO.
JUDGE OF PROBATE
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William R. [Signature]
CLERK

Rec. 6.00
Ind. 1.00

7.00

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