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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of August 20, 1991, by American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated as of September 10, 1984 and known as Trust No. 62173 ("Landlord"), and ElectroCom GARD Ltd. ("Tenant").

Landlord and Tenant have executed and recorded this Memorandum of Lease in order to put all persons on notice that Tenant has leased from Landlord all of the real property described in Exhibit "A" attached hereto and made a part hereof, commonly known as 7449 North Natchez Avenue, Niles, Cook County, Illinois (the "Property"). Such lease is for an initial term ending October 31, 1994. Tenant has two (2) options to extend the term of the lease for successive periods without interruption, with the first such period being two (2) years and the second such period being five (5) years.

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DEPT-01 RECORDING \$15.00  
15555 TRAN 9779 10/03/91 15:33:00  
49508 # E \* -91-517000  
COOK COUNTY RECORDER


This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, covenants, conditions, and other provisions, including the agreement herein made on the part of the Trustee are undertaken by the Trustee as such Trustee and are not personally by personal liability of the Trustee or any other person, firm, or corporation, and no liability shall be asserted or made against the Trustee or any other person, firm, or corporation, including the undersigned, in connection with the execution of this instrument.

LANDLORD:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, personally but as Trustee as aforesaid

ATTEST:

By:   
Name: Gregory S. Kasprzyk  
Title: ASSISTANT SECRETARY

By:   
Name: P. JOHANSEN  
Title: Second Vice President

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TENANT:

ELECTROCOM GARD LTD.

By: ElectroCom Automation L.P.,  
general partner

By: ElectroCom Automation Inc.,  
managing general partner

ATTEST:

By: [Signature]  
Ewald E. Lang  
Senior Vice President --  
Document Processing

By: [Signature]  
G. Dan Thompson  
Senior Vice President -- Finance &  
Administration

STATE OF IL

COUNTY OF COOK

§  
§  
§

On this SEP 13 1991 day of SEP 13 1991 in the year 1991 before me personally came Gregory S. Kasprzyk to me known, who, being by me duly sworn, did depose and say that he resides in Illinois; that he is the ASSISTANT SECRETARY of American National Bank and Trust Company of Chicago, a national banking association, as Trustee under the Trust Agreement dated as of September 10, 1984 and known as Trust No. 62173, being a party on whose behalf the above instrument was executed.

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[Signature]  
Notary Public in and for the  
State of Illinois

My commission expires:

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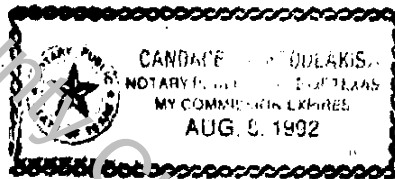
STATE OF TEXAS     §  
                              §  
COUNTY OF DALLAS   §

On this 20th day of August in the year 1991 before me personally came G. Dan Thompson to me known, who, being by me duly sworn, did depose and say that he resides in Dallas, Texas; that he is the Senior Vice President -- Finance & Administration of ElectroCom Automation Inc., a Texas corporation and the managing general partner of ElectroCom Automation L.P., a Delaware limited partnership and the general partner of ElectroCom GARD Ltd., being a party on whose behalf the above instrument was executed.

*Candace Fountoulakis*  
Notary Public in and for the  
State of Texas

My commission expires:

*August 8, 1992*



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## EXHIBIT "A"

The North 365 Feet of Lot 1 as measured along the east line thereof in Roehri's Subdivision, in the South East 1/4 of Section 30, Township 41 North, Range 13 East of the third principal meridian, in Cook County, Illinois.

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