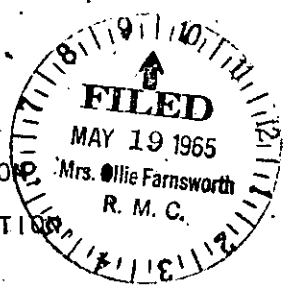


STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE



THIS INDENTURE by and between PETER EFSTRATION hereinafter called "Lessor" and DICTAPHONE CORPORATION hereinafter called "Lessee"

WHEREAS, Lessor is desirous of leasing to Lessee certain premises hereinafter described and Lessee is desirous of leasing from Lessor said premises.

WITNESSETH:

(1) TERM AND USE: In consideration of rents hereinafter reserved and all terms, conditions, covenants and agreements hereinafter contained, the Lessor hereby leases and demises to the Lessee and the Lessee hereby hires, leases and takes from the Lessor the following described property (hereinafter called the premises), to-wit:

That certain office building located at 600-C East North Street to be erected by the Lessor as hereinafter provided and in accordance with the plans and specifications prepared by Harold Townes which are attached hereto, designated "Exhibit A", and by reference made a part hereof.

The term of this Lease shall be five (5) years from and after the commencement date, which date shall be the first day the premises are occupied by the Lessee.

(2) RENT: The monthly rental agreed upon between the parties shall be One Hundred Thirty Five and no/100 (\$135.00) Dollars, which the Lessee agrees to pay in lawful money of the United States, payable in advance on the first day of each month during said term, at the office of the Lessor or at such other place as the Lessor may designate. *Lease and rent to commence on the first day of the month after the building is certified as available for occupancy.* ~~If the commencement date occurs prior to the first day of the month, rent, for the balance of the month, shall be prorated and such amount shall be paid immediately upon the opening of the building.~~

