**MEMORANDUM OF LEASE**

This Memorandum of Lease, executed this 2nd day of MAY, 1996, certifies that the Lease was executed on the 20th day of February, 1996, by CityWide Development Corporation, 8 N. Main Street, Dayton, Ohio 45402 referred to therein as "Landlord" and Advanced Assembly Automation, Inc., 313 Mound Street, Dayton, Ohio referred to therein as "Tenant", under which said Lease the Landlord leased to the Tenant the premises described in Exhibits "A" attached hereto and made a part hereof as fully as though included herein.

The term of said Lease is twenty (20) years with two possible renewal terms of an additional five (5) years each. The term of the Lease shall commence on July 1, 1996, as provided for therein.

The Lease provides the Tenant the option to purchase the property. The Lease contains provisions for rental payments, subleasing, use, and occupancy of the premises, payment of taxes, utilities, and other services, indemnification, public liability, insurance, condemnation, subrogation rights, loss or damage to property, terms of default, environmental indemnity, together with certain other terms, conditions, covenants, and restrictions, regarding the repair, maintenance, alterations, and liens on the premises described in said Lease.

IN WITNESS WHEREOF, the parties have hereunto set their hands in duplicate on the day and year first above written.

JOY A. CLARK
RECORDER

26L

96 MAY 13 PM 3:34

MONTGOMERY CO. OHIO
RECORDED

Signed and acknowledged
in the presence of:

Allen K. Duffey
(as to both)
Janet A. White
(as to both)

LANDLORD;

CITYWIDE DEVELOPMENT CORPORATION

By Steven J. Budd
Steven J. Budd, President
By Norman E. Kappeler
Norman E. Kappeler, Asst.
Secretary

Signed and acknowledged
in the presence of:

Rita Beckard
Hinda Svey

TENANT

ADVANCED ASSEMBLY AUTOMATION, INC.

By Bruce Erdel
Bruce Erdel, its VP-Finance & Secretary

STATE OF OHIO

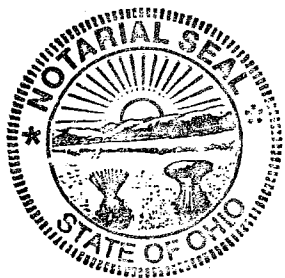
SS:

COUNTY OF MONTGOMERY

Be it remembered, that on this 2nd day of May,
1996, before me, the subscriber, a notary public in and for said
county and state, personally appeared Steven J. Budd, the President
and Norman E. Kappeler, the Assistant Secretary of CityWide
Development Corporation, an Ohio corporation, the corporation whose
name is subscribed to and which executed the foregoing instrument,
and for themselves and as such officers, and for and on behalf of
said Corporation, acknowledged the signing and execution of said
instrument, that they executed said instrument, by authority of the
Board of Directors, and on behalf of said Corporation, and that the
signing and execution of said instrument is their free and
voluntary act and deed, their free act and deed as such officers,

and the free and voluntary act and deed of said Corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal and on the day and year last aforesaid.




Notary Public

JERRY E. GREEN, JR., Notary Public
In and for the State of Ohio
My Commission Expires November 27, 1999

STATE OF Missouri

SS:

COUNTY OF WALLEN

Be it remembered, that on this 2nd day of May, 1996, before me, the subscriber, a notary public in and for said county and state, personally appeared Bruce Erdel, the VP FINANCE + SECRETARY of Advanced Assembly Automation, Inc., an Ohio corporation, the corporation whose name is subscribed to and which executed the foregoing instrument, and for himself and as such officer, and for and on behalf of said Corporation, acknowledged the signing and execution of said instrument, that he executed said instrument, by authority of the Board of Directors, and on behalf of said Corporation, and that the signing and execution of said instrument is his free and voluntary act and deed, his free act and deed as such officer, and the free and voluntary act and deed of said Corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal and on the day and year last aforesaid.

Hazel Campbell
Notary Public

This instrument prepared by: Curtis F. Slaton, Attorney-at-law
st/cfs/cw/AAA/MemoLease

Exhibit "A"

Inner-West Disposition Parcels 22b and 23b

Situate in the City of Dayton, County of Montgomery, State of Ohio, and being all of Lots numbered 5856, 5857, 5858, 5859, 11995, 11996, 11997, 11998 and part of Lot 5860, being 30 feet by parallel lines off the north side of said Lot 5860 of the revised and consecutive numbers of lots on the plat of the City of Dayton, Ohio.

Also including a private alley south of W. Fifth Street between Hawthorn Street and Saratoga Lane.

Containing 52,500 square feet, more or less.

BPI: 86-5-32, 33, 34, 35, 36, 44, 45, 46, 47, 48, 49, 50

MORT

96-1647

C05

DEED

96-0116

B01