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January 2, 2008

William A. Allen IV, SIOR
Senior Vice President & Principal
Grubb & Ellis| Thomas Linderman Graham
1511 Sunday Drive, Suite 200
Raleigh, NC 27607

Dear William:

At your request, I am providing the following general reference letter with regard to our experience in working with you in the areas of tenant/landlord lease negotiations and commercial property management. As your intended use of this letter is relative to other parties' evaluation of your services, I have written the balance of this letter referring to you in the third person.

Our primary experience with William centered on our 2002/2003 negotiation of the lease of approximately 30,000 square feet of Class A office space at the Landmark Building, in which negotiation William represented the Landlord. In our association with William, his conduct was always at the highest level of professionalism, demonstrating openness in listening to our positions and seeking mutually acceptable and beneficial solutions. In this regard, William demonstrated appropriate tact, creativity, and flexibility in structuring the final negotiated lease agreement.¹ From my observations, and in my opinion, he represented his client's interest appropriately and effectively at all times, while cultivating a professional and amicable relationship with our law firm.

Approximately one year ago, our relationship with William took on a new dimension as his firm took over the property management responsibilities of the Landmark Center. In this regard, William has shown the desired proactivity and responsiveness in addressing any issues we have raised with regard to the quality of property management services provided. His conduct remains at a very high level of professionalism, and he has demonstrated excellent overall communication ability and initiative, including effective written and verbal communication.

Based upon our cumulative experience, we continue to look forward to working with William in the property management context, and would welcome the opportunity to work with him within any aspect of a commercial real estate transaction.

Sincerely,



Brian P. Gilman
Director of Administration