

Phone 317 276 2000

March 23, 2007

Mr. John Linderman
Mr. Jim McMillan
Grubb & Ellis Thomas Linderman Graham
1511 Sunday Drive, Suite 200
Raleigh, North Carolina 27607

Dear John and Jim,

Thank you for your assistance with the disposition of our Research Triangle Park laboratory property located at 20 TW Alexander Drive. Your professionalism, market knowledge, process and execution of the assignment were most impressive.

I am convinced that your process, in particular, was a major factor in the successful disposition of a very specialized real estate asset. We have applied various facets of your approach in other projects around the globe.

The other satisfying aspect of our business relationship which cannot be easily quantified is the manner in which we worked together and the way in which you all approached the assignment. Throughout the process, it was truly a team approach. For that period of time, you both became an extension of the Lilly real estate team and were truly acting strategically with Lilly's interests at the forefront versus merely focusing on completing a transaction. I greatly appreciated that methodology and value driven approach as I never had to worry about who's agenda you were following. Should we ever have another need in the market, I would engage you both to lead the effort.

Please call me anytime for anything and feel free to use this letter as a recommendation/testimonial as you see fit. I wish you continued success.

Sincerely,

Eli Lilly and Company

Stephen L. Van Soelen

Stephen L. Van Soelen
Manager, Strategic Real Estate