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November 21, 2007

Rex Thomas  
President  
Grubb&Ellis|Thomas Linderman Graham  
1511 Sunday Drive  
Raleigh, NC 27607

Dear Rex:

David Emmett was recently recommended to me by Greg Booth to assist our company in locating our corporate headquarters office to Raleigh, NC. I contacted Dave and received exceptional tenant representation service from him. Dave promptly asked the right questions to understand our corporate needs. He was an active listener who at all times represented my company's interests in a thorough and professional manner.

He put together a comprehensive list of options, showed me the space and offered advice on each option we toured. Once we found the right environment Dave deftly handled the negotiations. We were able to get the space we wanted below the budget we identified and within a very aggressive schedule. I first called Dave on August 15, 2007 and we had a signed lease on October 11<sup>th</sup>.

Dave's counsel did not end upon lease execution. We also needed to completely furnish the space and sought his advice for a short list of providers. His contacts served us well and we were able to again meet our move-in time table into a completely furnished facility under budget.

David Emmett get's it done. I can confidently recommend him as a true and reliable professional and look forward to using him for our next expansion.

Sincerely,

Ralph Clark

rc/df

cc: David L. Emmett ✓