

January 3, 2008

J. Rex Thomas
Grubb & Ellis.Thomas Linderman Graham
1511 Sunday Drive
Suite 200
Raleigh, NC 27607

SAMUEL T. OLIVER, JR.
PHONE: 919.787.8880
FAX: 919.781.0811
OLIVER@MANNINGFULTON.COM

Dear Rex:

It is my pleasure to provide this letter as a letter of recommendation for your use with prospective clients for Thomas Linderman Graham.

I have had personal experience with yourself for over twenty-five (25) years, with John Linderman for at least twenty (20) years, with Jack Graham for the last several years, and years of personal experience with many of the brokers outside of the principals in the firm. Thomas Linderman Graham enjoys an excellent reputation in the real estate community and the community at large in the Research Triangle area.

I and our firm have referred several clients to you and your firm over the years and have never been disappointed with the services that have been provided to our clients. In addition, our firm has used your firm's services to assist us in the subletting of some of our own office space.

I would not hesitate to recommend you or your firm to anyone needing real estate services in the Research Triangle area.

We have the privilege of working with a number of fine real estate firms in the area and none exceed your firm for the diligent attention given to their clients' matters.

With best wishes, we are

Sincerely yours,

MANNING, FULTON & SKINNER, P.A.



Samuel T. Oliver, Jr.

STOjr/mmc