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April 21, 2010

RE: Blair Graham, Real Estate Advisor
Grubb & Ellis, Raleigh, North Carolina

To Whom It May Concern:

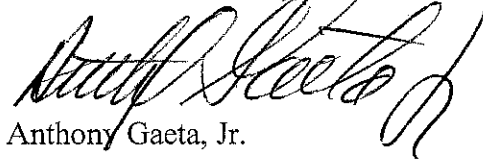
I am pleased to write this unsolicited letter of recommendation and referral regarding the real estate location services of Grubb & Ellis and particularly one of its real estate advisors, Blair Graham. We contacted Grubb & Ellis in November 2009 and Blair was assigned to help us locate suitable rental property in the North Raleigh market. We explained our needs and general desires and were quickly presented with a number of outstanding and suitable properties for consideration. We ended up with excellent space of which we could not be more pleased.

During this entire process, which we understand, was the first client assignment for Blair, he was professional, attentive and extraordinarily responsive to our needs and desires. He listened to our suggestions, implemented the tenant upfits for our ultimate space and negotiated expertly with the landlord. His talents were very much appreciated. We would not hesitate whatsoever to utilize his services again should the need arise.

I would be delighted to respond to any inquiries regarding Blair Graham and his professional services.

Sincerely,

GAETA & EVESON, P.A.



Anthony Gaeta, Jr.