



*Grubb and Ellis/Thomas Linderman Graham
Attn: Blair Graham
1511 Sunday Drive, Suite 200
Raleigh, North Carolina 27607*

October 14, 2010

Dear Blair:

I would like to take this opportunity to reach out to you and your organization and commend the service that was given to our company related to our Durham, North Carolina move. Unicorn HRO, LLC was researching the prospects of moving after our current lease was expiring. Because our corporate office is in New Jersey, we had reviewed many of the real estate agents handling the Durham area to ensure our best interest was always taken care of. We had decided on Grubb and Ellis based on a conversation I had with you, where you took the time to ensure all of my questions were answered regarding my needs and expectations.

Immediately, based on our requirements, you had presented seven different lease options. Now that we have finalized our choice and are about ready to move, I wanted to thank you for all of your efforts. Your responses to my inquiries were always handled professionally and expeditiously. You comprehended my goals and objectives and developed the plan to achieve and deliver timely results. You were very mindful of my budget constraints and were still able to make it happen. My experience with your organization was truly an example of World Class Service thanks to all of your effort.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Van Kalsbeck", is written over a large, stylized blue circular graphic element.

*John Van Kalsbeck
Controller
Unicorn HRO, LLC
25B Hanover Road
Florham Park, NJ 07932*

(973)360-5904