

Grubb&Ellis

October 23, 1990

GLENDALE PAINTING CORPORATION

1393 S. Disston Avenue
Tarpon Springs, FL 34689

Dear Rick:

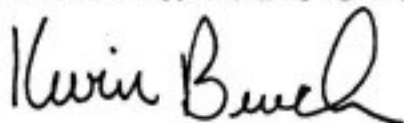
I would like to take this opportunity to express my appreciation and the appreciation of the owners of Sunstate Center, Sunstate Industrial and Pioneer Industrial Park for a job well done with the repaint of the buildings. It has been a pleasure working with you and members of your staff and dealing with a **true Professional Commercial Painting Contractor.**

I look forward to working with you in the future on other painting projects.

Thank you.

Sincerely,

GRUBB & ELLIS OF FLORIDA, INC.



Kevin Bunch
Property Manager

KB/gmy