

December 22, 1994

Mr. Martin Debrovner
Weingarten Realty Management Company
2600 Citadel Plaza Drive
Houston, Texas 77008

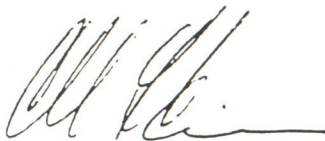
Dear Mr. Debrovner,

Recently, my company completed a move to the Weingarten office/warehouse complex on Central Parkway Drive. The purpose of this letter is to let you know how satisfied we are with the Weingarten personnel and contractors which were involved in this matter.

Rick Hollingsworth quickly identified the type of facility we required and was prompt and most gracious in answering our questions prior to, during and after lease negotiations were completed. Every member of the Weingarten staff, with which we had communication, has also been most sincere and professional in every aspect. The contractor, Camden Construction, which completed the required repairs to the lease space, provided excellent service as well as prompt follow-up to assure our satisfaction with the work done.

Please thank those who were involved with this matter, as we look forward to a long and mutually rewarding relationship with Weingarten Realty.

Sincerely,



Charles Com
President

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