



September 23, 2002

Vince Wolle
C/O Duke Properties
337 North Knowles Ave.
Winter Park, FL 32789

Dear Vince,

I just want to thank you for the outstanding job you did in the selling of my building at 3303 Parkway Center Court in Orlando. You were very professional on your presentation of the building to interested parties and kept me apprised of the offers and status of the entire transaction. I have sold many pieces of property over the last 25 or so years and I sincerely believe you have been a professional that I would recommend to everyone that needs your services.

Sincerely,

A handwritten signature in black ink, appearing to read 'D.H. Ellsworth', written in a cursive style.

Donald H. Ellsworth
CEO