

MORBITZER

Group, Inc.

Shopping Center Specialists Since 1953

October 26, 1994

To Whom It May Concern:

Please accept this letter as our unqualified testimonial to the quality of work on the part of Aagard-Juergensen.

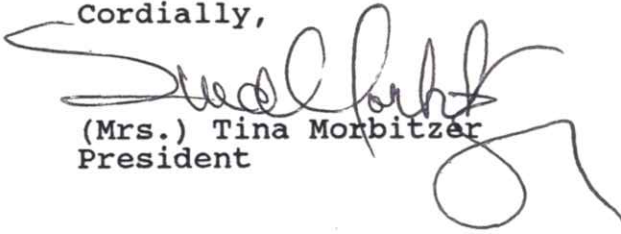
We were introduced to Walt Juergensen, and the company, in 1992; since that time, the firm has built out 22,000 square feet for us, in four separate contracts.

In each case, the company was diligent in their effort to reduce costs. In each case, the job came in on time, and on budget. In each case, our tenant has been most pleased--and the final walk-through has been thorough, and has generated a very minor punch list.

We are about to sign Aagard-Juergensen's contract for additional tenant build-out of 5,444 square feet--with confidence that both Landlord and Tenant will be pleased with the relationship.

If I can answer any specific questions, please feel free to call me.

Cordially,



(Mrs.) Tina Morbitzer
President