



February 11, 1999

Mr. Kevin Fogel
Alkeda Corporation
49 Irma Drive
Oceanside, NY 11572

Re: Lease of 42-31 Crescent Street

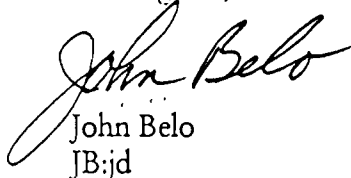
Dear Kevin:

I want to thank you for the final payment of the commission on the referenced lease. It was quite nice of you to accelerate the payment ahead of schedule. The knowledge that the commission will be paid on time is an incentive for my salesman to show your space and to do the best possible job for you.

I appreciate the extra effort you extended in making the referenced deal with Daniel Pinkhasov. As you know Daniel has more enthusiasm than real estate brokerage experience. You can feel good that in making the deal you have given him the confidence to continue in the often frustrating real estate brokerage business.

I wish you the utmost success in the management of your real estate portfolio.

Best regards,


John Belo
JB:jd

JB/fogel