

NIRK MANAGEMENT CORP.

AT

**SEACREST TOWERS
3855 SHORE PARKWAY, STE. L.C.
BROOKLYN, N.Y. 11235**

**PHONE (718) 615-0880
FAX(718) 368-0138**

March 27, 1997

Mr. Jordan Goldman
Executive Vice President
216 East 45th Street
New York, N. Y. 10017

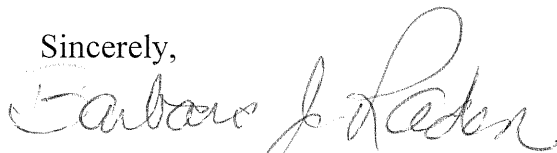
Dear Jordan:

I would like to take this opportunity to thank you and your staff for making Seacrest Towers much more desirable to live in. You motivated my staff to clean out old storage areas so that we could install your excellent bins.

The bins have been a boon to our shareholders who previously had no place for excess personal property. The speed with which you installed and leased the bins was impressive.

Everyone who had to work here toward the installation was responsive and left the areas clean at the end of each day. It was a pleasure doing business with you and I look forward to expanding our current storage.

Sincerely,



Barbara J. Raden
Property Manager