

U.S. TRUST

U.S. TRUST COMPANY OF TEXAS
SUCCESSOR TO
DENKER & GOODWIN INCORPORATED

500 NORTH AKARD STREET, DALLAS, TEXAS 75201
(214) 740-4222

August 20, 1990

Mr. Mark Kreditor
Dallas GTF, Inc.
2712 North Henderson Avenue
Dallas, Texas 75206

Dear Mark:

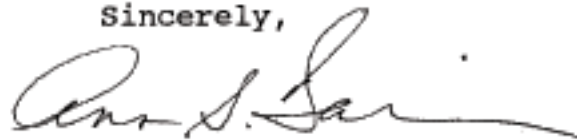
Once again you have risen to the challenge and found us another excellent tenant. I can't tell you how much we appreciate your ability to keep our property rented with consistently good tenants and very good rental rates. We also appreciate the business-like approach you take to the management of the property.

Hal and I don't hesitate to recommend you to property owners and prospective tenants. It's not often you come across an individual who has truly found their niche in life, but you have and you do what you do so well!

Again, our thanks for making our life easier. If you would like to use us as a reference at any time, we would be delighted to extol your virtues!

With best regards,

Sincerely,



Ann S. Davis:ad
Assistant Vice President-Operations