

MARTIN A. DANOFF
ATTORNEY AT LAW

January 27, 1998

230 PARK AVENUE
NEW YORK, N. Y. 10169

AREA CODE (212) 682-4500
FAX (212) 557-0910

Direct Line 212-573-6064

Selinger Enterprises Inc.
900 Ellison Avenue
Westbury, New York 11590
Attention: Ross M. Selinger

Dear Ross:


Thank you very much for your assistance in the renegotiation of my client's lease in Garden City, New York.

From our first meeting until the signing of the new lease, you acted in a highly professional manner. After establishing my client's needs, you prepared a booklet of different buildings and lease options; spreadsheets; photographs of various buildings and other information to enable my client to compare its present situation with that of moving to another building. You escorted my client to all of the buildings in order to compare what the market had to offer. You then analyzed all the different choices, gave us relative lease information and, only then, did my client decide to stay in its present space.

You then took on the renegotiation of a new long-term lease at my client's present space. Because of your expertise, knowledge of the commercial real estate market, skillful negotiations ability, patience and understanding of difficult landlords and a knowledge of tenant's needs, a new lease was renegotiated. Because of Selinger Enterprise's excellent attributes and service, my client saved a substantial amount of money and did not have its business interrupted by moving.

I would gladly use Selinger Enterprises again and I highly recommend you and your firm to anyone in need of commercial space.

Sincerely yours,



Martin A. Danoff