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Michael S. Maino, CTC
President & CEO

July 20, 2000

Mr. Ross Selinger
Selinger Enterprises, Inc.
410 Jericho Turnpike
Syosset, NY 11753

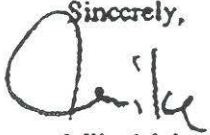
Dear Ross:

As I told you in our telephone conversation on Tuesday, I've decided to renew our lease here at 300 Garden City Plaza for the next five years. While we haven't been totally happy here, the principals made a very attractive financial offer, and lots of promises that things will get better.

With that said, I want you to know that Elizabeth and I found the services that you rendered to us, as we searched for an alternative location, to be very professional, very helpful and very much appreciated. You went the extra mile for us with every property we expressed an interest in. As you know, we had been working with several other real estate consultants over the last 3-4 months in addition to yourself. None of them even came close to matching the level of service you provided us. We thank you for that.

Elizabeth sends her regards and we both wish you much success in the future. Continue treating your future customers as you treated us and I guarantee you'll continue to be very successful.

Sincerely,



Mike Maino
President & CEO

Cc: Elizabeth Milward
VP Sales & Marketing

Denise Laouceur
VP & Treasurer

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