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March 1, 1999

S-Works Construction Company  
6460-H General Green Way  
Alexandria, VA 22312

RE: 44084 Riverside Parkway Two Riverbend/Lansdowne (Multiple Tenant Improvements).

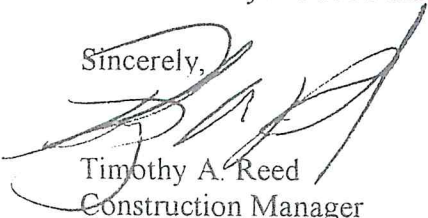
Dear Mr. Salama:

LCOR, Inc. is pleased to commend the superior management performance exhibited by you over the last 5 years. This list includes multi floor tenant improvements at the above listed location as well as our own office expansion located in Bethesda, Maryland.

Each tenant (including ourselves) presented you and your building team with serious obstacles to overcome. Each issue was quickly handled with a positive outcome. What was most impressive was your team's "poise under fire". There were several instances where change order work and County interference provided a packaged excuse to miss move-in dates. Despite the problems, your team remained solution and service oriented. This attitude is a difficult one to maintain when working under extreme time pressures. The result: I am a happy client and my tenants are happy client's too.

Please convey LCOR's thanks to your entire team.

Sincerely,



Timothy A. Reed  
Construction Manager

TAR.hmb