

June 20, 1997

Day Cable  
Day Cable Company  
3305 Northland Drive, Suite 301  
Austin, TX 78731

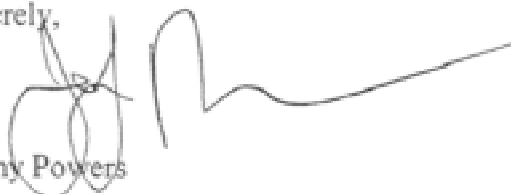
**RE: *Leasing of Lakeway Plaza***  
***1310 Highway 620***  
***Austin, TX 78734***

Dear Day:

I would like to take this opportunity to express my gratitude for the successful leasing of Lakeway Plaza. Ten leases totaling approximately 27,000 sq. ft. within one year certainly merit my appreciation.

Thanks again for your help, and I look forward to working with you again in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Johnny Powers', with a long horizontal flourish extending to the right.

Johnny Powers