

QUINLAN ACQUISITIONS, INC.
8235 DOUGLAS AVENUE, LB 36
DALLAS, TEXAS 75225

(214) 692-5060
FAX (214) 692-5069

August 25, 1994

Mr. Day Cable
The Day Cable Company
101 West Sixth Street
Suite 330
Austin, TX 78701

Re: Leasing Assignment - 8412 S. Congress warehouse

Dear Day:

I just wanted to let you know how much I appreciate the excellent job you have done with the leasing assignment referred to above.

Your professionalism, tenacity and overall "good guy" approach to leasing this project allowed us to take a foreclosed property that had been vacant for years and get it leased and profitable. I thought the mail-out was particularly intelligent and effective. As you know, any investment property must be fully occupied and profitable to create value for the owner.

Again, thanks for your help and I hope we get the opportunity to work together again in the near future.

Sincerely,



Joseph E. Merritt
Vice President

JEM/prc