



March 8, 2010

Dear Dan Fishburn,

Thank you very much for your recent efforts to lease space in our building on the corner of 19th & Farnam Street in Downtown Omaha.

My partners and I have watched many local restaurants close their doors over the past sixteen months and were very concerned to have a vacancy with restaurant improvements during what is a challenging time for the restaurant industry. From the first day you started as a leasing agent for our property, I was impressed with your marketing strategies, the frequency of showings, and your daily communication on leasing activity and progress. Your commitment gave me piece of mind and allowed me to focus on other projects.

We are ecstatic that on October 13, 2009, Sairam, Inc signed a lease agreement with KEYFM Empire, LLC. From start to finish, you leased the space in under Ninety days!

Great job and thanks again. We look forward to a long prosperous business relationship with you and Investors Realty, Inc.

Sincerely,

A handwritten signature in black ink, appearing to read "John Mounjoy", is written over a printed name. The signature is stylized with several loops and a long horizontal stroke extending to the right.

Principle

CFM Realty Advisors