



**UNIVERSAL ASSURORS
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May 19, 2004

Mr. Jerry Huber
Investors Realty Inc.
11301 Davenport Street
Omaha, NE 68154

Dear Jerry,

I just wanted to take a minute to thank you for all that you have done for us in locating and securing new office space for our company. Starting with the time you spent with me looking at numerous locations for that "perfect" space through the negotiations of the lease itself, you were a tremendous help. Your professionalism and objectivity was important as you did not try to steer me toward any particular property that did not suite our needs. You also did a very nice job working with our attorney to draft the lease and negotiate the terms with the landlord. That took a lot off my plate. Thanks!!!!

Sincerely,

Reece Micek
President
Universal Assurors Agency, Inc.