



February 18, 2000

American Bank Draft Systems
Les Smith
820 S. MacArthur Blvd. #105-351
Coppell, Tx. 75019

Dear Les;

I wanted to take this opportunity to thank you for the wonderful service that you and Gary have provided Montfort Place. Although we have only just begun to utilize the electronic drafting, it has been well received by our residents.

In today's competitive market in the multi-family housing industry, companies are striving to find new ways to implement additional marketing and resident retention programs. By adding the electronic drafting, Montfort Place has been able to increase our list of on-site concierge services, which has given us the extra edge over our competition. This has truly been a much-needed amenity that our industry can offer.

Due to the commitment that you and Gary have portrayed in this project along with the convenience of this service, I am confident that the electronic drafting will be a great success at Montfort Place.

Sincerely,

A handwritten signature in cursive script that reads "Kami Slauenwhite". The signature is written in dark ink and is positioned below the word "Sincerely,".

Kami Slauenwhite
Property Manager



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