



April 22, 2009

Rachel Kieffer  
Asset Vice President  
Dalfen America Corp.  
4444 Ste- Catherine West  
Suite 100  
Westmount Quebec H3Z 1R2  
Canada

RE: Valued Relationship

Rachel,

I wanted to write you and communicate what a valued customer Dalfen America has been to us here at Peloton Real Estate Partners.

In the four plus years that we have been working together, I can say without reservation that you are one of the best asset managers and ownership sponsors that I have ever represented in my fifteen year career.

To further that point, your property manager, Rhonda McFarlane, has coordinated in excess of 100,000 sf of tenant improvements and every one of the projects have been completed on time and on budget. The building is always immaculately maintained and all maintenance issues are resolved in a timely manner.

On several occasions, I have received unsolicited compliments regarding the operations, management and ownership of Dominion Plaza from tenants in the building.

It has been to be a pleasure to work with you and I look forward to many more years of mutual success.

Thank you.

A handwritten signature in blue ink, appearing to read "T. Franke", is written over a light blue horizontal line.

Trevor Franke  
Principal

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Dallas, TX 75202

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