



STEWART CAPITAL, LLC

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Mr. Weldon Davis
FOCUS SERVICE GROUP
8150 N. Central Expressway, Ste. 835
Dallas, Texas 75206

Dear Weldon:

Like fine wine, I am certain our already good relationship will only improve with the passage of time.

Thank you for an outstanding effort on the D/FW Freeport Royal Trade Center.

Your professionalism, competence and trustworthiness have earned our supreme confidence here at Stewart Capital; and, of course we are most pleased with the yield you gave us on our investment.

Congratulations!

Best personal regards,

John C. McNamara, II
President & CEO