

December 3, 2005

Larry Glazer
Buckingham Properties
One S. Washington Street
Rochester, NY 14614

Dear Larry & the Buckingham Properties Team:

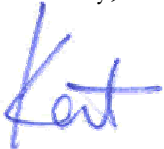
The experience of moving into a new facility, or expanding into new office space, can be traumatic. Buckingham Properties made the sale of our former home and the build-out and occupancy of our new space seamless and trouble free.

From our initial inquiry regarding new office space through the first day we actually occupied our additional offices (at 1 South Washington Street), our needs were treated with respect and the required work was completed in a timely and professional manner. From your Leasing and Tenant Relations people to your Design team and Build-out professionals, we have been well-served.

Nor have our continuing needs as a tenant been ignored. Now nearly five years into our lease, we continue to find you and your staff responsive. Shortly after I assumed my new duties as President, I sent you a memo asking for action on a series of issues raised by our staff. Without any additional follow-up, the issues were quietly and efficiently addressed. It has been a pleasure doing business with you.

I wish continued success to you and everyone at Buckingham.

Sincerely,



Kent Gardner, PhD
President