



KAY MANAGEMENT CO., INC.

8720 Georgia Avenue • Silver Spring, Maryland 20910 • (301) 589-8045
FAX (301) 565-9662

JACK KAY
President

June 2, 1994

Mr. Kevin Grady
Grady Management
8630 Fenton Street, Suite 625
Silver Spring, MD 20910

Dear Kevin:

I do not know if you are looking for a new parking lot management company, but I would like to highly recommend Mr. Mohamed Idris, President of *M.K.N. Parking, Inc.*, to you. Since he took over the management of our parking lot three years ago, our revenue has increased and many of the "little" problems have disappeared. Everyone in the building enjoys dealing with Mr. Idris and his employees. It is a pleasure doing business with him.

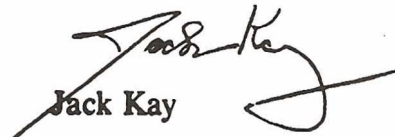
You may reach Mr. Idris at:

M.K.N. Parking, Inc.
8720 Georgia Avenue, Suite 702
Silver Spring, MD 20910
(301) 585-0394

If you have any questions, please do not hesitate to call me.

Sincerely,

KAY MANAGEMENT CO., INC.


Jack Kay

JK/dc