

November 19th, 2009

William J. McCollum
Managing Director
Prime Manhattan Realty
35 West 36th Street, Ninth Floor
New York, NY 10018

Dear Bill,

Let me first say that if Altpoint Capital should ever need a new office or lease renewal services, you will be my first and last call!

We came to you with very little time before we needed to move into the perfect new space for our New York private equity operation. You responded by fully researching the Midtown Manhattan Class-A Office Market within 24 hours and showing us spaces the very next morning.

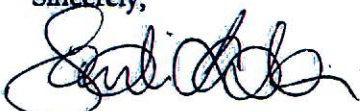
Your relentless efforts & dedication of many hours daily led us to believe you would leave no stone unturned to meet our needs. Those efforts led us here to the entire 50th floor at 712 Fifth Avenue, one of Manhattan's finest buildings and one of the finest spaces in the city. The stellar Central Park views and high-quality level of the installation with so much glass throughout the floor did fulfill our requirement; our trust & reliance on your expertise paid off.

Bill, there were two essential points we relayed to you: the budget and the importance of image. You were successful in achieving satisfaction for both!

In addition, your ability to quickly identify contractors for our renovations, receive bids for the job and negotiate those costs down to an acceptable amount showed that you were committed to every aspect of the transaction by having every piece of the puzzle fit together. The contracted remuneration you received from the sublandlord is no match for our gratitude; you went above and beyond the call of duty by coordinating the various trade vendors and their schedules to meet our deadline.

Should I hear of any private equity or other firms requiring new offices, I will certainly recommend they call you directly for quick and professional action. Thanks for your hard work!

Sincerely,



Sandi Landau
Office Manager