

expertype, inc.

116 Old Stone Bridge, Cos Cob, CT 06807

Tel: 203 940-1923 * Fax: 203 861-9404

April 5, 1999

Mr. Charles J. Krobot III, President
Kilroy Metal Products, Inc.
283 Greene Avenue
Brooklyn, NY 11238

Dear Mr. Krobot:

I have run a business for over 30 years, and been a partner in 44 West 28th St. for seventeen. I haven't written many Thank You letters to vendors, but I am writing this one with a great deal of pleasure.

Kilroy Metal's performance of our window installation contract was outstanding. Five hundred and twenty-two windows were installed during last winter in exactly ninety days, with the highest level of skill and with minimal disturbance to our tenants.

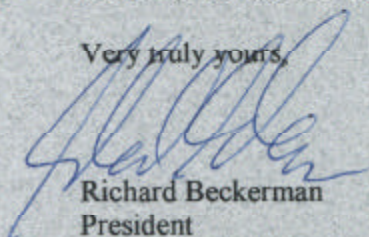
Many of our tenants have called complimenting your crew and in many cases some tenants said that your installers left the premises "cleaner than when they started."

The quality of the Traco windows you suggested we purchase is exactly what we needed as replacements for our old windows. I am sure we will see a significant reduction in our heating oil costs this winter due to increased heat retention.

Darek, your field supervisor, was very patient and really supervised the installation of every window. He made sure that each window was secure and caulked properly. He even pointed out some facade problems that he noticed during the installation.

If you wish to use my name as a reference please feel free to do so. I would be happy to share my excellent experience with any potential customer.

Very truly yours,

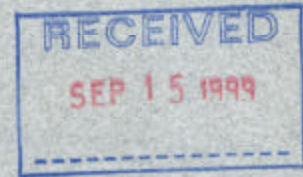
A handwritten signature in blue ink, appearing to read "Richard Beckerman", is written over the typed name and title.

Richard Beckerman
President

expertype, inc.

116 Old Stone Bridge, Cos Cob, CT 06807

Tel: 203 940-1923 * Fax: 203 861-9404



September 11, 1999

Mr. Charles J. Krobot III, President
Kilroy Metal Products, Inc.
283 Greene Avenue
Brooklyn, NY 11238

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Richard Beckerman
President