



CRAFTMASTER
HARDWARE

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December 2, 2008

Mr. Jerry Boyarsky
L.B. Commercial Realty LLC
10 McKinley St., Ste. 10
Closter, NJ 07624

Dear Jerry,

Just a little note to recap how much I've benefited from our relationship for the past 6 years. From the purchase of a building for my distribution business to the accumulation of over 58,000 feet of rental property, L.B. Commercial has been there every step of the way.

I appreciate your guidance through the purchase process as well as your staff's efforts to keep my spaces profitably rented.

Your impeccable ethics and honesty, even telling me when *not* to buy, is why I will keep coming back to your firm and why I recommend you to anyone in need of services relating to commercial real estate in the Bergen County area.

Your friend,

Michael

Michael Spingeld

President-Craftmaster Hardware Co., Inc.
Managing Member-Craftmaster Realty LLC
Managing Member-Keystart Properties LLC
Managing Member-Keypost Realty LLC
Managing Member-Oak Rock Realty LLC