

SUCCESS REALTY SERVICES, LLC

July 23, 2003

***WIRELESS CAPITAL PARTNERS
2800 28TH Street, Suite 100
Santa Monica, CA 90405***

RE: AT&T WIRELESS LEASE RENEWAL @ 60 East Industry Court, Deer Park

To Whom It May Concern,

I would like to let your organization know how pleased I was with the Lease Negotiation and Renewal Process with your Representative, Richard Burton with regard to our tenant, AT&T Wireless.

The Process itself did not take very long and Dick was very responsive to all questions in a very courteous and timely manner. He thoroughly understood our requirements and was able to deal with our Counsel directly to overcome our company's initial concerns.

We left the negotiations confident that Dick was striving for a win – win outcome, which in our estimation, he accomplished.

I appreciate the efficient and professional way in which Dick conducted the process and I want to formally thank him and WCP.

Very truly yours,

***Fred Bruno
President & CEO
Success Realty Services
60 East Industry Court
Deer Park, NY 11729-4704***

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