



Facilities Management

A. Dana Garcia
Vice President

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To Whom It May Concern:

RE: Grant Street Associates, Inc.

Grant Street Associates has been engaged by Mellon as our exclusive leasing agents for both One Mellon Center and Two Mellon Center, also known as the Union Trust Building, for more than 8 years and, more recently, for Three Mellon Center. Prior to that, its principals, as employees of The Galbreath Company, functioned in the same capacity.

Jim Dawson, Rob Geiger, Tim Goetz and Jack O'Donoghue embody what we would consider to be the best characteristics of model leasing agents. They truly represent the Landlord/Lessor in their endeavors. They have shown a unique attention to detail and a thorough knowledge of the market. However, their greatest strength is in the service that they provide to their client.

We in the Corporate Real Estate area of Mellon Financial Corporation are extremely pleased with the relationship that continues to exist between our firms in this contract arrangement.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Dana Garcia", written over a horizontal line.

A. Dana Garcia

Vice President - Corporate Real Estate

Division Manager - Leasing, Acquisition and Disposition