



INVESTMENT SERVICES
INVESTMENT BANKING

Ted R. Burkhart
Senior Vice President
Managing Director
Private Client Group

January 17, 2000

Michael E. Sawtelle
The Pinnacle Group
300 Convent St Suite 950
San Antonio TX 78205

Dear Mike:

I wish to thank you for the valuable assistance that we received in locating a superb office and negotiating the lease arrangements.

As a result, we have a premier office space and the numerous complexities and details of buildout, allowances and other lease terms were expertly simplified by your involvement.

In addition, we appreciate your follow up work since our move in and consider you a valuable resource as our Real Estate Consultant.

Sincerely,

A handwritten signature in blue ink that reads "Ted R. Burkhart".

Ted R. Burkhart
Senior Vice President