

February 12, 1993

To whom it may concern:

I am the president of Nichols/Page Design Associates, which is the largest architectural/design firm specializing in interior architectural design in South Florida.

During the past year, I have had the unique experience of having Richard Langhorne as both a landlord and a client.

During my normal business activity, I have the opportunity to observe many transactions involving leasing and property management; and in my opinion, Richard Langhorne and his staff rate at the very top of the class. Their attention to detail, prompt pleasant response, and a true understanding of the real estate business and its current conditions are given witness to by the dramatic turn around of the 848 Brickell building.

I most highly recommend The Langhorne Company as one of the very best.

Sincerely,

**Jeffrey C. Nichols
President**