



## M. J. GRUBER & CO., LTD.

405 PARK AVENUE - 9TH FLOOR  
NEW YORK, NY 10022  
TEL 212 826-9400

Dear Scott,

I wanted to take the opportunity to thank you once again for representing our firm in negotiations on our space renewal.

When we originally moved in almost 10 years ago your expert skills in listening to our requirement to find the exact space we had in mind was most remarkable along with successfully negotiating a below Market deal with all possible concessions was greatly appreciated.

As been documented our company MJ Gruber has been an exemplary tenant in our building. When Ownership contacted us to renew and advised me of the new possible rent without any of the concessions, I did not even engage or respond as I knew there was only one call to be made!

Immediately after I engaged you to represent us your stellar reputation in the Industry combined with expert negotiating with the landlord quickly proceeded to achieve our goals.

Once again, you achieved below Market rent with a full concession package consisting of work allowance and additional free rent. Your knowledge and expertise in all facets of Real estate along with your deep understanding and knowledge from lease review and locating the Perfect location, construction and all other necessary trades was most invaluable in order for us to achieve a seamless transition when we originally moved in and we still are in great appreciation!

We always recommend you to all our partners who are in need of any office space.

Thanks once again for your support,

Best regards,

A handwritten signature in black ink, appearing to be 'MJG' or similar initials, written in a cursive style.