

Monty's

June 7, 1991

Mr. William G. Rake
The Greenspan Company
3600 Wilshire Blvd. #300
Los Angeles, CA 90010

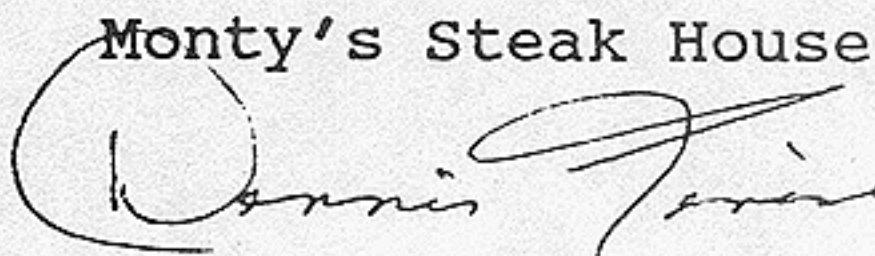
Dear Mr. Rake:

I would like to take this opportunity to thank your staff for their commendable performance in handling our insurance claim relative to our Encino fire. Their professional skills compiled with a personal, friendly nature made a difficult task much easier to handle.

I believe that it was indeed to our benefit to obtain the services of The Greenspan Company and would highly recommend your firm to anyone who sustains a substantial loss.

Sincerely yours,

Monty's Steak House

A handwritten signature in cursive script, appearing to read "Dennis Levine", is written over the printed name.

Dennis Levine
Owner