



December 1, 2009

Metzger, Inc.
4955 Chestnut Ridge Rd.
Orchard Park, NY 14127

Attn.: Mr. Peter Metzger

Re: Furniture Procurement – 300 beds
Lofts @ 136, Buffalo, NY 14203

Dear Peter,

AC Lofts, LLC has elected to retain your firm to coordinate and assist the management team in the furniture procurement for the above project.

Please begin at once to work in concert with our internal management team. Review all viable products/vendors in various finish options allowing a full spectrum of selections to choose from.

Provide “Not to Exceed” price ceilings that protect the budget we have exposed to Metzger, Inc. Direct all vendors to work through your firm only. Metzger, Inc. is to be the conduit for ultimate selection as our consultant.

Your firm will be compensated as detailed in other documents.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Jake Schneider', written over a horizontal line.

C. Jake Schneider
Manager