

SHILOH SPRINGS STORE AND LOCK
1700 Shiloh Springs Road
Dayton, Ohio 45426

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Dayton Investment Group - 10
Post Office Box 2940, Dayton, Ohio 45401-2940

September 20, 2000

Mr. Sean Olson
Van Con General Contractor
8535 North Dixie Drive
Dayton, Ohio 45414


Dear Sean and Van Con Associates :

In our mad dash to get into the self-storage business, to beat the competition, to outrun the bad weather, to keep the subs in lock-step, to get open and fill 35,000 square feet 100% in 130 days, and stay close to the budget...we forgot to do one very important thing - say "thanks" to the folks who got the job done for us.

Herbert and I are grateful for your shared knowledge, your diligence, your fairness and integrity and your on-time-on-budget performance. We have said, and will continue to say "Van Con is our developer, give Sean Olson a call."

Thanks and best wishes,

DAYTON INVESTMENT GROUP



Arthur Shone
Managing Member