

CHOICE REALTY PARTNERS
(713) 783-0783

REC'D AUG 20 1993
10375 Richmond Ave., suite 150
Houston, Texas 77042

August 20, 1993

Building Management
ENSERCH TOWER
10375 Richmond Ave., suite 150
Houston, TX 77042



RE: RENT ON SUITE 150
CHASEWEST/CHOICE REALTY PARTNERS

Dear Enserch Tower Management

As per my discussion with Marcie on Wednesday; I am very sorry I have been late on the rent for our office. I am taking steps to bring the account current and to put us in a position where we permanently correct this problem. I have a large commission check coming on a transaction that was scheduled to close on July 15, 1993. There have been a series of unexpected delays. All problems between the buyer and the seller have been corrected. This transaction will close within the next 7 days. I will be able to pay all past due rent and rent for the month of September.

We are a real estate brokerage. The income from our business is realized from our agents and commission income I generate on my own. We do not have a large number of agents at this time. We have not sought to expand the number of agents until after modifications to our office have been completed. The acquisition of these funds has taken much longer than anticipated. However; All indications are that we will have these by end of September.

I beg you to allow me just 7 more days to pay the rent due on suite 150. If you will do this; We will in a position to pay the rent on time for the remainder of the term of our lease; And, if you approve, during the term of our renewal. In addition; We will, at our expense, make capital improvements to suite 150. These improvements will be of benefit to you. They will enable us to expand our business so that the rent is covered each month. And the improvements will increase the appeal of the suite to anyone you lease the space to in the future.

To confirm the closing I have pending you may call Stewart Title, and ask for Joan Holly, at 496-3530. You may also call the agents for the buyer in the transaction. Their names are Christine Sprouse and Liz Tillision at 496-1000. The subject property is 10835 Sugar Hill. Please call me if you have any questions or are in need of additional assurance.

Sincerely,


Ed Heimlich, Broker/Owner