



September 8, 2009

To whom it may concern,

Last year VOX Footwear was at a point where we could benefit from a few thousand feet of additional storage, but needed it for just six months. We had some warehouse area at our existing headquarters location, but knew that it would not be enough in the short term. That is where Doug works of CBRE came in. Doug prepared a survey of warehouse opportunities within a couple of miles of our headquarters, created leverage, and negotiated an outstanding deal that enabled us to meet our short term goals. When we realized that our warehousing needs would extend past the lease expiration, Doug was able to negotiate a flexible three month extension at an even lower rate than what we were paying. While negotiating on that extension, Doug simultaneously negotiated a renewal of our headquarters lease with our existing Landlord. By working on these transactions simultaneously, he was able to create the perception that VOX could easily move, which led to a very favorable 13 month renewal at an even lower rate with a month of free rent. Doug has always responded promptly to our requests and acted professionally on our behalf. Just recently, Doug even identified and negotiated a very favorable lease for my husband's company. I look forward to working with Doug again when we are in a position to grow even bigger or buy a building in the future. I would strongly recommend Doug Works and his team to anyone with any type of commercial real estate needs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pei-ting Lin', written in a cursive style.

Pei-ting Lin
GM