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Stephen K. Halpert
Professor of Law

May 18, 2009

Ilene Tessler
Turnberry International Realty
1021 Kane Concourse
Bay Harbor Islands, Florida 33154

Dear Ilene:

Thank you so much for all the help you gave me over the last few months. I know that this was a long and difficult transaction. But the net result was that I ended up with an absolutely stunning condo in a beautiful building. I probably never would have risked the transaction: buying two units as the seller demanded, and having to resell one. You convinced me that you could find a buyer for the second unit quickly. Sure enough, you had a buyer within days at the price you told me to expect, and I had a signed purchase and sale agreement on the second unit before the closing.

I could not be happier.

Sincerely,

Stephen K. Halpert