

LynnARTS, Inc.

25 Exchange Street
Lynn, MA 01901
(781) 598-5244

April 30, 1999

Mr. John P. Grant
R.C. Griffin, Inc.
49 Central Street
Peabody, MA 01960

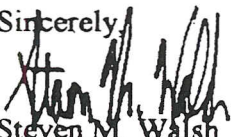
Dear Mr. Grant:

On behalf of the LynnArts, Inc. Board of Directors I would like to commend you and your construction team for your performance in the construction/renovation of the LynnArts & Cultural Center at 25 Exchange Street.

The historic staircase, lower level artist studios, and the exciting buildout of the radio station, WFNX-FM certainly made this a memorable project for both of us. The ability to complete the project in a timely fashion as well as keep WFNX on the air throughout construction was truly remarkable. I appreciate the high level of professionalism and quality you brought to this project. You and your superintendent, William Twomey, always took the time to walk LynnArts, on our first capital venture, through every step of the process. Bill is a superintendent who takes great pride in his work and certainly made an effort to strive for perfection on every aspect of this job.

I learned quickly that the construction process can be a very difficult one, however your entire staff was a pleasure to deal with both personally and professionally. Thank you for all of your hard work. I sincerely hope we have the opportunity to work together again in the future. Please feel free to use this letter as a reference for any of your other potential projects, and I would certainly be available to show the LynnArts building or discuss the high level of competence of R.C. Griffin, Inc. with any of your perspective clients.

Sincerely,



Steven M. Walsh
Executive Director