

**METRO**

March 28, 1994

Mr. Steve Moskowitz
Moskowitz & Thomas
2000 SW First Avenue
Portland, OR 97201

Dear Steve:

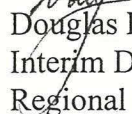
As we have discussed, Metro is continuing to work on a strategy for ending our involvement with the Metro Center building at 2000 SW First Avenue. Specifically, Metro is following a three-pronged approach to deal with the building:

- ◆ Locate a new single-tenant occupant for the building (preferably, a long-term tenant acceptable to the building owner, AMCO.) In the interim, however, we are in conversations with two prospects about potential subleases for the balance of our existing lease term.
- ◆ Pursue a negotiated settlement for early termination of our lease with the building owner.
- ◆ "Mothball" the building. (The fire and life safety requirements for a multi-tenant building, the comparatively large expense for tenant improvements, and the difficulty in limiting operating expenses with multiple tenants make it impractical/inappropriate to pursue a multiple-tenant strategy with only a little more than 2 years remaining on our lease term.)

As we discussed, this last element of our strategy requires that we vacate the building of all existing tenants, including your company. This, therefore, is your formal notice that Metro requires that you vacate the premises at the earliest possible date. We will terminate your lease on June 30, 1994 and, of course, will work with you to terminate it earlier if you are able to locate alternative space sooner.

Your patience and cooperation throughout this process have been greatly appreciated and you have our "thanks." We would like to make this process as easy as possible. Please let me or Flor Matias know if we can be of assistance to you.

Sincerely,


Douglas E. Butler
Interim Director
Regional Facilities Department