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RE: Mini Storage Dauphin Portfolio

Dear Murray,

Congratulations on the closing of the Mini Dauphin Self Storage portfolio in Montreal. Thank you for allowing JLL to represent you on the transaction.

With the diligence, communication and attention to detail of yourself and your team, we were able to overcome various obstacles during the transaction and ultimately have a smooth closing for all parties involved. I appreciate the fact that you valued our services enough to allow us to complete the transaction with you, despite the fact that our brokerage agreement had expired and you were under no legal obligation to do so. We are committed to looking out for the best interest of our clients at all times, and we appreciate when our clients do the same for us.

Once again congratulations on the closing and we look forward to working with you again in the future.

Thank you,

A handwritten signature in blue ink, appearing to read "Steve Mellon", written over a light blue horizontal line.

Steve