



March 3, 2019

Jerry Benson
Dalfen Industrial
17304 Preston Road; Suite 550
Dallas, Texas, 75252

Jerry,

We at Auto Warehousing Company (AWC) would like to thank you and your team for all your work and patience in working through our recent lease renewal at our facility on Chesapeake Avenue in Baltimore. This transaction should have been simple but was made extremely complicated due to the involvement of AWC's ultimate customer Fiat Chrysler America (FCA). FCA's disorganization, demands, and continuous delays in the process were extremely frustrating for both of us and we sincerely appreciate how you and Dalfen Industrial has worked with us to get this project completed and moving forward. We look forward to our continued relationship and in working with you and Dalfen for many years to come and we would highly recommend your firm to any potential tenants.

Best regards,

A handwritten signature in blue ink, appearing to read 'Dennis Matteo', is written over the typed name.

Dennis Matteo, CFO
Auto Warehousing Co.