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Carl Gersbach
Senior Vice President

CBRE, Inc.

November 20, 2018

Thomas F. Songer II, PE
Torrion Group
1951 Pine Hall Road
Suite 150
State College, PA 16801

Dear Tom,

I wanted to reach out to you and tell you what a pleasure it was for me to work with you and Adams Associates in extending the AOPC lease at 450 Windmere Drive in State College, PA. You were attentive to all of the Tenant's needs. You met the market in terms of the renewal rental rate. You listened to the Tenant's issues pertaining to HVAC and sound attenuation and you proposed solutions for both. These solutions were not driven by cost, but were driven by what would be best for the Tenant and your building. 450 Windmere Drive is a beautiful asset and speaks to your pride of ownership. The AOPC has enjoyed their tenancy in your building and I know they will continue to be a satisfied tenant during their extended term.

Tom, if I am ever asked to provide guidance in the State College real estate market, I will be recommending you and Adams Associates. Thank you once again.

Sincerely,

A handwritten signature in black ink that reads "Carl R. Gersbach".

Carl R. Gersbach
Senior Vice President
CBRE, Inc.