



4441 W. AIRPORT FRWY.  
IRVING, TEXAS 75062  
(T) 972.258.8507  
(F) 972.258.8545

Mr. Nick Nicholas  
Nicholas Co.  
8150 N. Central Expressway  
Suite 835  
Dallas, Texas 75206

Dear Nick:

On behalf of CEC Entertainment, Inc. I would like to thank you and your team for the excellent support we received in the development of our new Chuck E. Cheese location in Denton, TX.

Your tremendous efforts and persistence in getting through the tough city issues regarding our site greatly improved our process and enabled us to open our location much sooner than would have otherwise been the case.

In addition, when issues did arise regarding our site, you were very diligent in your response and equitable in your solution. I appreciate that you took responsibility and resolved any site issues without trying to retrade or place blame elsewhere.

Nick, I very much enjoyed working with someone as knowledgeable about real estate development along with such high integrity as yourself.

I look forward to continuing to work with you as we move forward in growing our concept.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roger Cardinale', written in a cursive style.

Roger Cardinale  
Executive Vice President of Development

/aep



**Jowers, Inc.**  
PO Box 1870  
Rockwall, TX 75087

972-771-1522 Office  
972-722-2009 Fax

Nick Nicholas, CRE, CCIM, MAI  
Nicholas Co.  
8150 N. Central Expressway  
Suite 835  
Dallas, TX 75206

To whom it may concern

I have used the services of Nick Nicholas as a professional real estate consultant on several occasions. Specific assignments have included development analysis and eminent domain representation against condemnors taking my property. I have been extremely satisfied every time. As Nick's client, I know that I will receive his wholehearted effort and complete attention to detail. I can rely on Nick to enhance any real estate endeavor with his great depth of knowledge, expertise, tenacity, and creativity to accomplish the task set before him. Furthermore, he accomplishes all of this treating all parties fairly and in an ethical manner. I look forward to working with him in the future.

Please feel free to contact me if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Raymond Jowers', with a long horizontal flourish extending to the right.

Raymond Jowers, VP

Mr. Nick Nicholas, CRE, CCIM  
**Nicholas Co.**  
8150 North Central Expressway, Suite 835  
Dallas, Texas 75206

**Dear Nick:**

I wanted to let you know how much I enjoyed working with you on our Hollywood Video store located on Greenville Avenue in Dallas. Your follow through and attention to detail is exceptional. Of the fifty plus video stores I have developed with Hollywood Video you are the only developer or landlord that has done everything you promised.

I find your high standard of integrity to be refreshing in today's business world. I look forward to working with again on our next project.

Respectfully,



**Mark Gordon**  
Director of Construction



**HOLLYWOOD**  
VIDEO™

**HOLLYWOOD VIDEO**

4131 N. Central Expressway, Suite 680  
Dallas, TX 75204

(214) 599-1050  
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INCORPORATED

AVIONICS CONSULTING  
INSTALLATION • SERVICE • MANUFACTURING  
3448 WEST MOCKINGBIRD LANE  
DALLAS, TEXAS 75235

Mr. Nick Nicholas, CCIM, CRE  
Nicholas Co.  
8150 N. Central Expwy # 835  
Dallas, TX 75206

Dear Nick,

On behalf of Foxtronics, Inc., its employees, Carl Fox and myself I want to thank you for your indispensable help with our new corporate facility.

You are to be commended for your comprehensive knowledge and experience of real estate. It's hard to believe that someone would know how to sell our old building, tax free trade the sale proceeds for another site (at a great price), help us design and develop our new building and then arrange great permanent financing.

Thanks to your persistence and performance our facility needs are met well into the 21st century.

If you have any prospective clients who need a testimony about your ability to get things done please have them call me.

Thanks again!

Sincerely,

A handwritten signature in cursive script that reads "David W. Hill".

David W. Hill  
President/CEO