



December 2, 2010

David O. Stein
Managing Principal
Steinco Corporate Real Estate Advisors
321 N. Clark Street
Suite 2475
Chicago, IL 60654

Dear David,

I can't believe I am sitting here in our new beautiful offices writing you this letter. This two (2) year journey with you and your firm has become a terrific milestone in my life. SSAB can't thank you enough for creating and implementing what we understand to be one of the lowest economical lease transactions in a class A building in 2009 and so far 2010.

I would like to thank you for always listening to our needs and concerns during the entire project. Your aggressive negotiating skills truly enabled SSAB to relocate and upgrade its North American Headquarters.

Thank you for making this experience such a success.

Sincerely,

Larry Schnurbusch
Vice President