



**RE:** Available Suite(s) at Decatur Court

March, 2004

The following is information about available space at Decatur Court. I look forward to your reply.

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**Address:** Decatur Court  
315 West Ponce de Leon Avenue  
Decatur, Georgia 30030

**Premises:** Please see attached floorplans.

**Term:** 36+ Months

**Availability:** Varies. Please inquire.

**Base Rental Rate:** 3.00% annual escalations

**Amount Due at Lease Execution:** A security deposit equal to one month's rent plus the first month's rent is due upon lease execution.

**Services:** This is a **full service lease** including unassigned **free parking** for Tenants and their clients.

**Management:** KAUFMAN REALTY GROUP will oversee the management of the property.

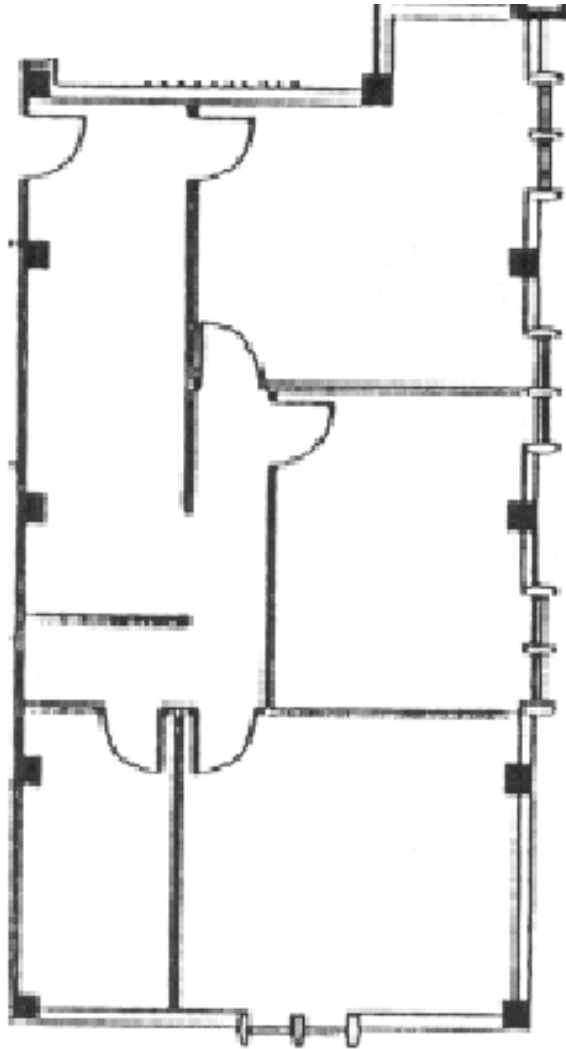
**Disclaimer:** *Landlord reserves the right to withdraw or modify these terms without notice prior to a fully executed lease document. Nothing contained herein shall be legally binding on either party until both parties exchange a fully executed lease agreement. The proposal herein is not intended to be a legally binding agreement and this proposal, unless accepted by tenant, shall be automatically withdrawn and considered null and void thirty (30) days from the date hereof.*

Please let me know if you have any questions.

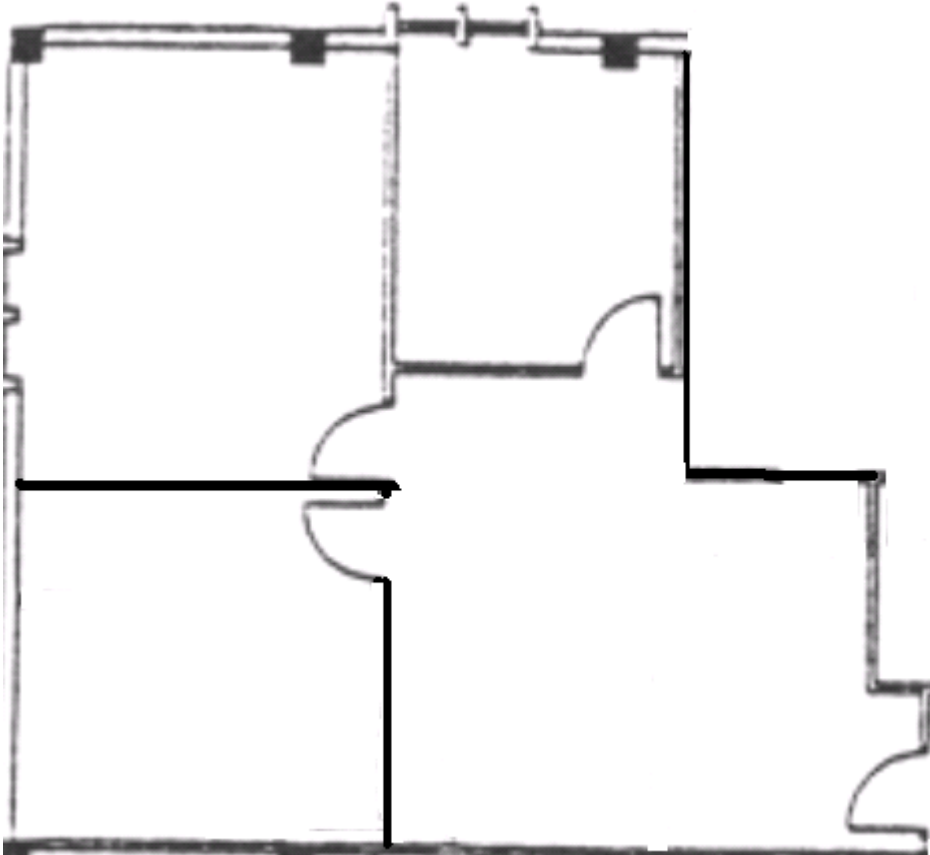
Sincerely,

Douglas B. Eidson

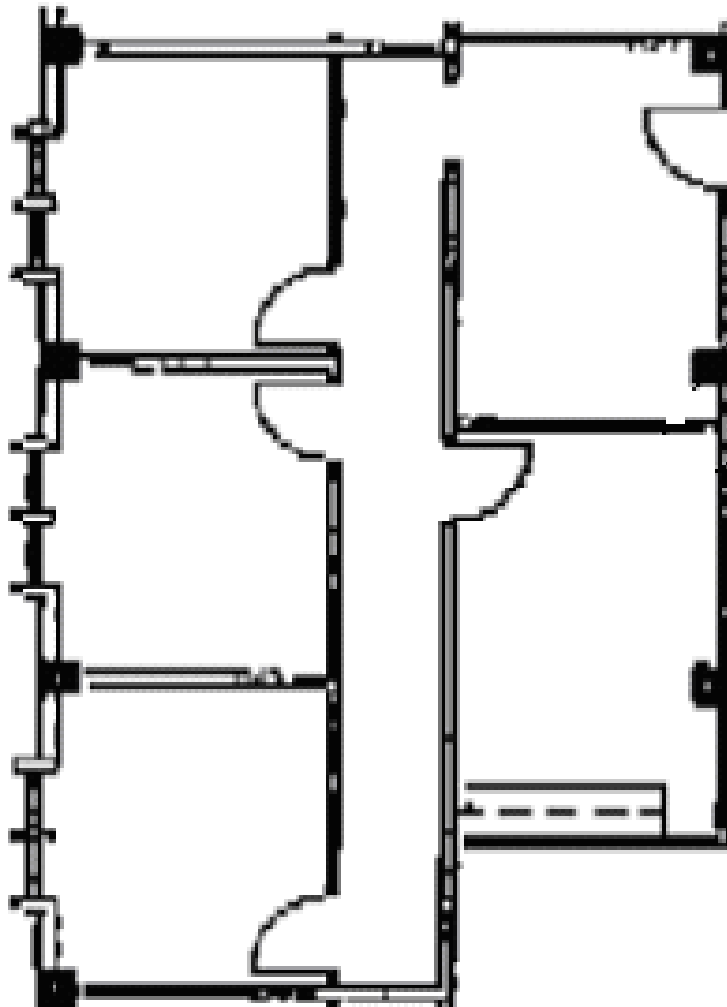
**Decatur Court  
Suite 302  
Approximately 1,277 Rentable Square Feet**



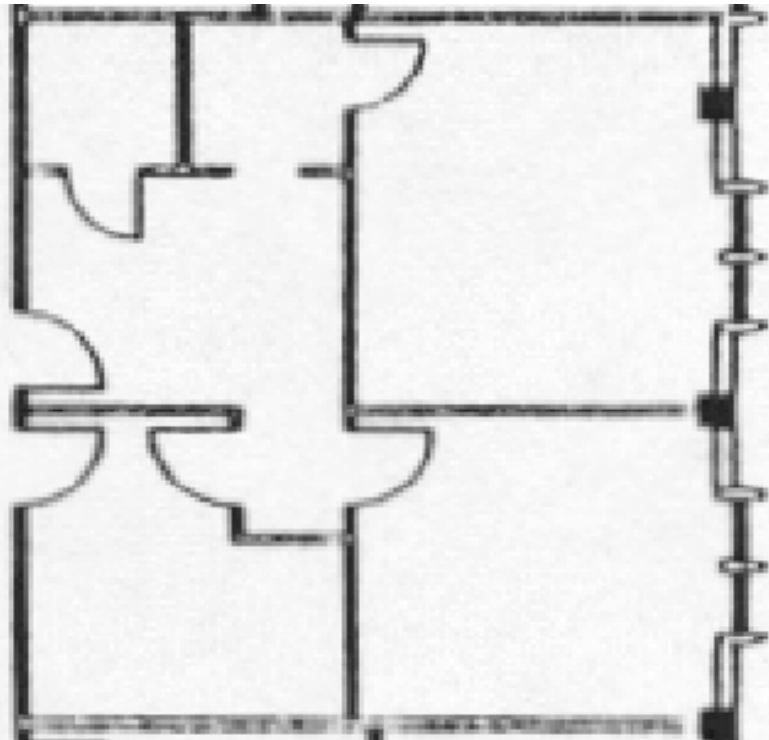
**Suite 320**  
**Approximately 1,145 Rentable Square Feet**



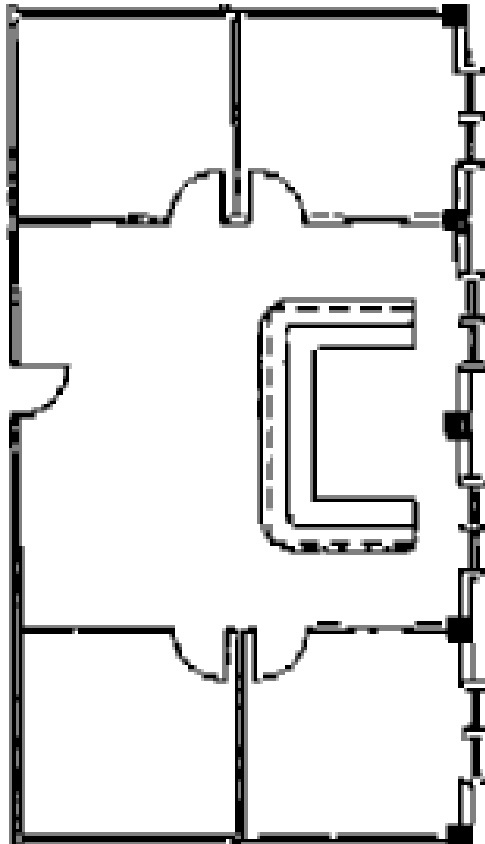
**Suite 355**  
**Approximately 952 Rentable Square Feet**  
**(Available April 1, 2005)**



**Suite 453**  
**Approximately 791 Rentable Square Feet**

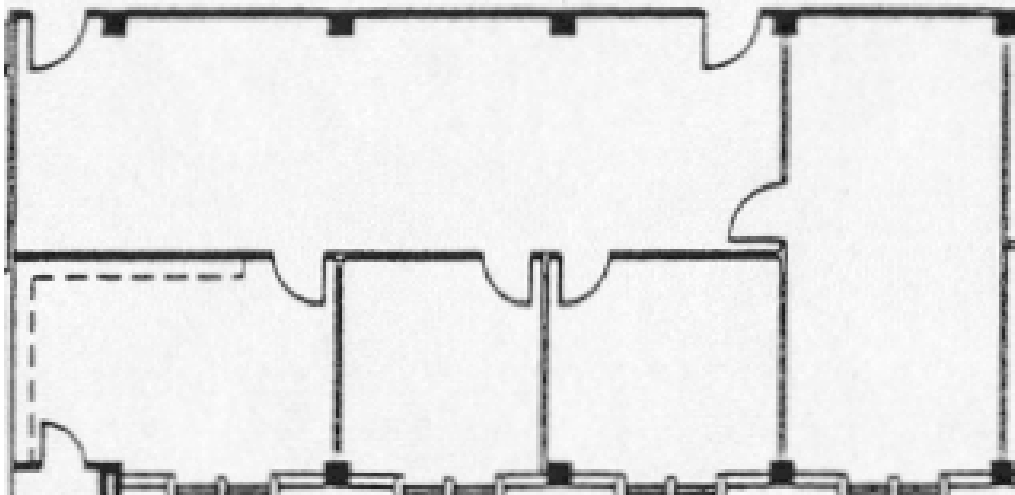


**Decatur Court  
Suite 661  
Approximately 1,313 Rentable Square Feet**

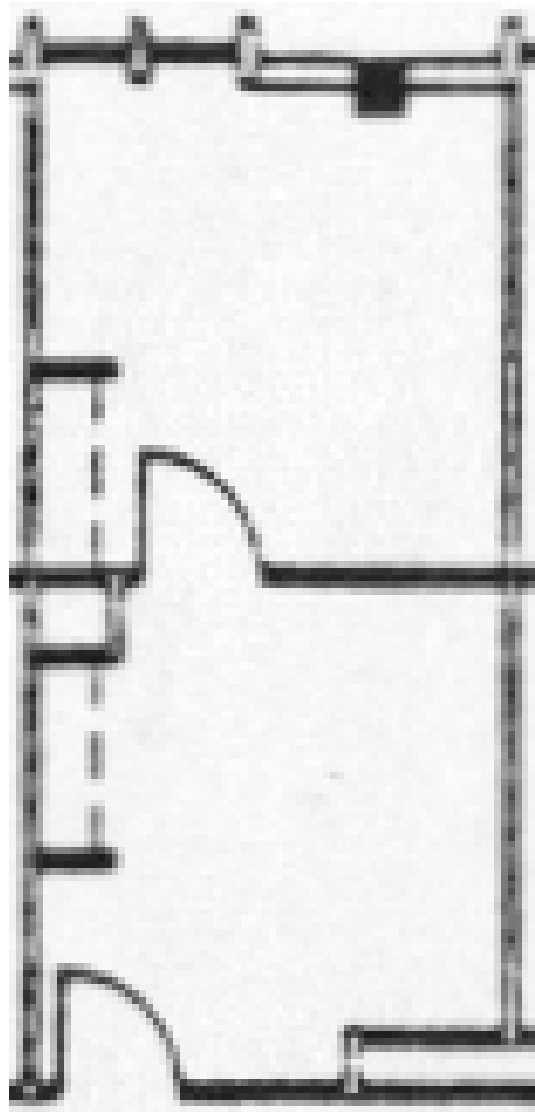


**Decatur Court  
Suite 940**

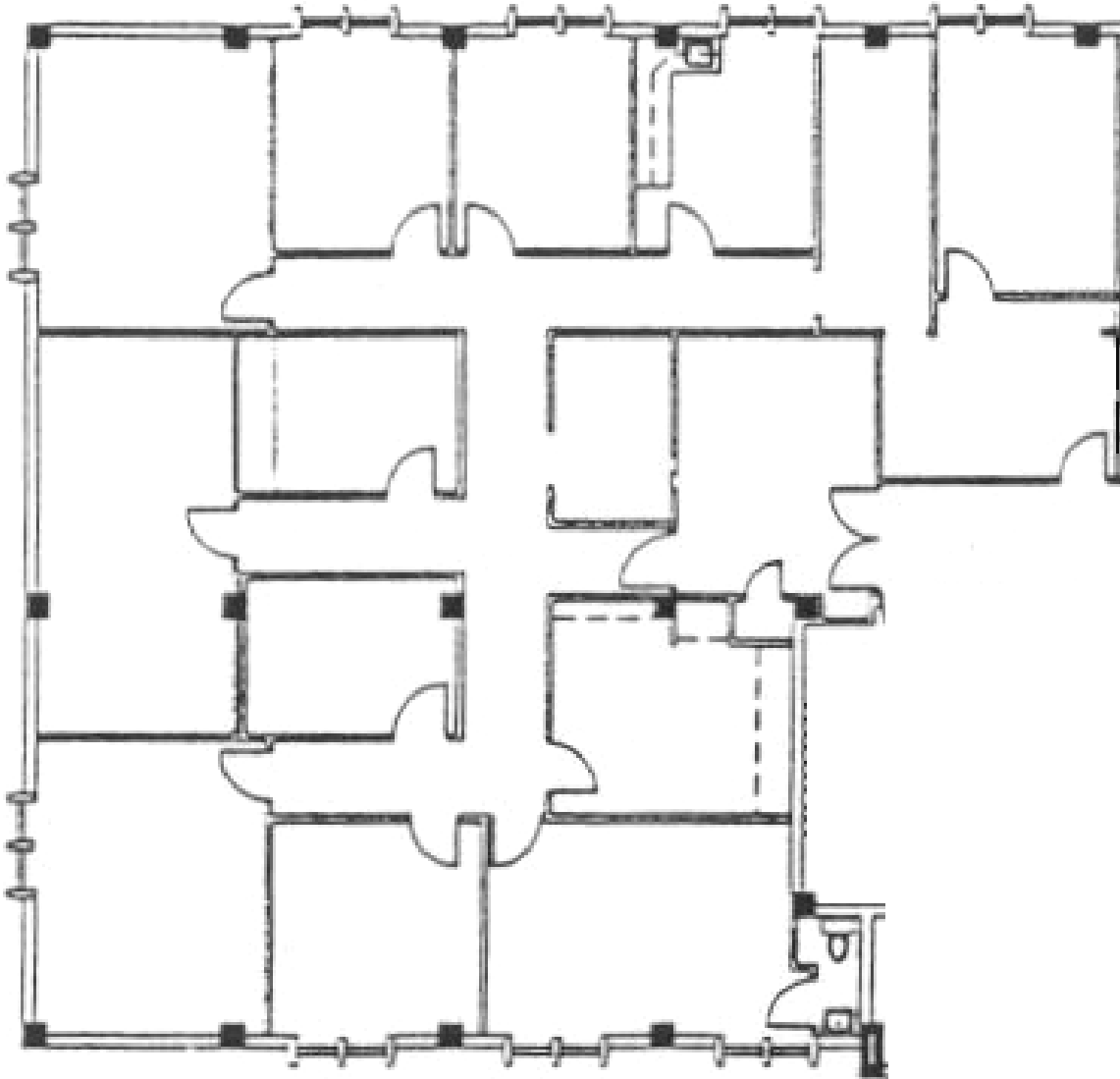
**Approximately 1,496 RSF**



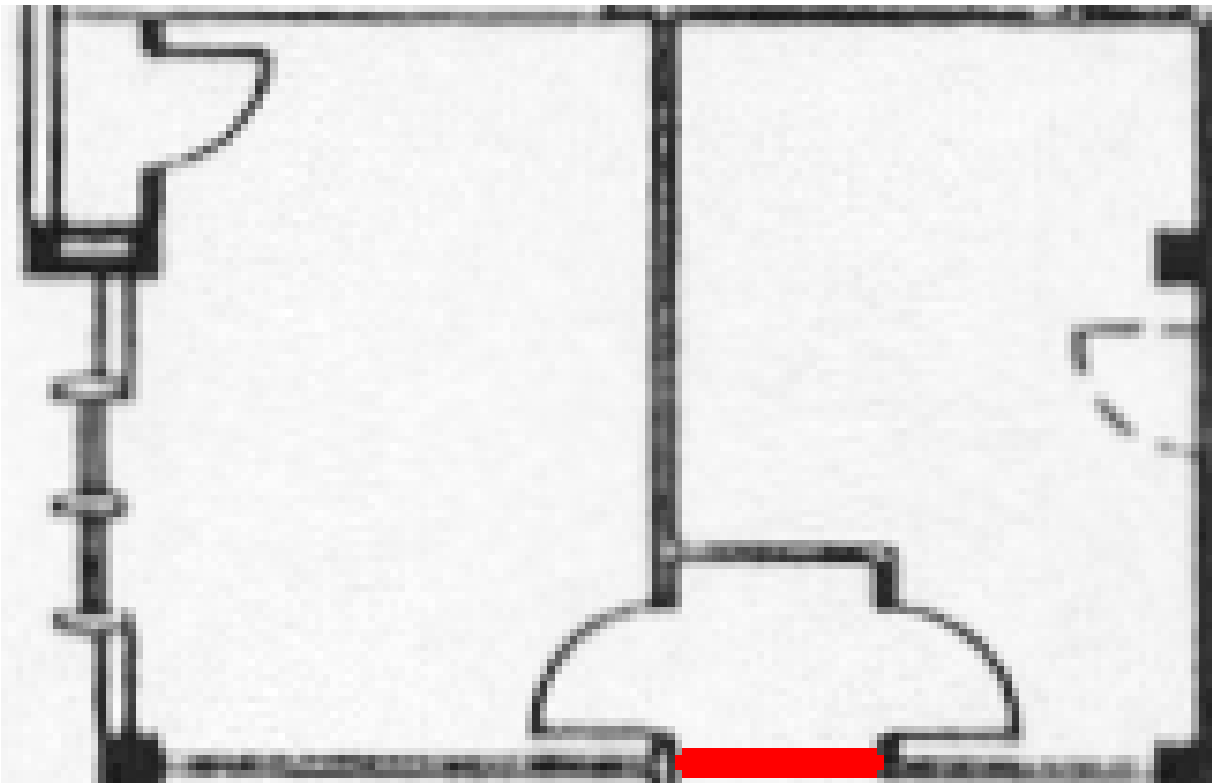
**Suite 957**  
**Approximately 347 Rentable Square Feet**  
**(Available April 1, 2005)**



**Decatur Court  
Suite 1000  
Approximately 3,426 Rentable Square Feet  
(Subdividable)**



**Decatur Court  
Suite 1063  
Approximately 509 Rentable Square Feet**



**Suite 1059  
Approximately 484 Rentable Square Feet  
(Available April 1, 2005)**

