

March 29, 1999

Mr. Kent Taylor
Taylor Commercial
900 Congress Avenue, Suite L-165
Austin, Texas 78701

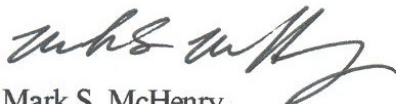
Dear Kent:

It has been an extreme pleasure to work with you regarding United Dominion's search for multi-family development opportunities in the Austin area. Your efforts over the past several months have proven to be very beneficial to our company in our site selection endeavors, and in our negotiations with prospective land sellers in the Austin market. I have been favorably impressed with your knowledge of the Austin market, the breadth of your contacts, your understanding of multi-family development issues, and your grasp of our investment philosophy. Your performance has certainly validated our decision to rely upon you as our primary source for site acquisition opportunities, and for candid assessments of potential development sites. Although we arrived to the Austin market fairly late in the current development cycle, you have been successful in presenting us with numerous opportunities meeting our investment objectives.

From a personal perspective, I sincerely appreciate the professionalism, courtesy and honesty that I have come to expect in our business relationship. The brokerage community would be well served to have more professionals who exhibit these qualities in the daily practice of their profession. In markets such as Austin where we do not have a local presence we often work with local brokers to assist us in understanding the local market conditions and identifying sites meeting our investment goals. Therefore, it is critical to have a high level of trust and confidence in a broker's ability to bring qualified deals to the table that have a high probability of closing. You have performed admirably in this regard and I appreciate your tireless efforts in meeting this objective.

I look forward to closing the deals that we presently have under contract and working with you to identify future development opportunities. Should you ever have need for a business reference please do not hesitate to direct any inquiries to my attention.

Sincerely,
United Dominion Realty Trust



Mark S. McHenry
Senior Development Manager