

CONSENT AND ACKNOWLEDGMENT REGARDING ACCESS

The undersigned hereby consents, acknowledges and agrees as follows:

1. Request for Access. The undersigned has requested access to the property (the "Property") located at 50 – 100 Nagog Park Drive, Acton, Middlesex County, Massachusetts in anticipation of a foreclosure sale (the "Sale") scheduled by LB Nagog Park Drive LLC ("Mortgagee"), the mortgagee of the Property, for February 2, 2005 at 2:00 p.m. (the "Sale Date").

2. Mortgagee Consent. By obtaining access by tour as described below, the undersigned acknowledges that Mortgagee has consented to the undersigned's access on the terms and conditions set forth in this instrument (the "Access").

3. Manager to Escort. One or more representatives of Grubb & Ellis Management Services, Inc. ("Manager") will accompany and escort the undersigned during the Access.

4. Tours. Access will be accomplished by a tour of approximately one-half hour, each tour beginning roughly on the hour or half-hour between 1:00 and 3:00 p.m. local time at the Property. The undersigned is responsible for any and all damage to the Property that the undersigned's conduct may cause.

5. Communications. The undersigned may communicate with anyone the undersigned meets on the tour and any additional individuals as Manager as instructed by mortgagee makes available for the undersigned to meet. The undersigned acknowledges that neither Mortgagee nor Manager has any obligation to enable, facilitate or provide access for communication with any specific individual

6. No Representation, Warranty or Covenant. The undersigned acknowledges that neither Mortgagee nor Manager nor any agent or representative of either makes any representation, warranty or covenant of any kind with respect to the Property, the Access, the Sale, the Tour and/or the Communications or any information that anyone in, upon, about or in connection with the Property and/or the sale may communicate to the undersigned.

7. Condition Precedent. The undersigned acknowledges that without execution and delivery of this instrument by the undersigned, Mortgagee would not permit the Access.

8. Consideration. In consideration of the Mortgagee providing Access to the Property as aforesaid, the undersigned, for himself/herself/itself hereby agrees to comply with and be bound by the terms and conditions of this Consent and Acknowledgement.

Executed as a sealed instrument as of the ___ day of _____, 2005.

PERSON OR ENTITY REQUESTING ACCESS TO
PROPERTY

By: _____

Its: Authorized Signatory

Printed Name: _____

Representing: _____

Title: _____

Telephone: _____

Email: _____