

Exhibit 10



Rockville MD 20857

FEB - 6 2004

Reverend Lawrence W. Rice, Jr.
President,
New Life Evangelistic Center, Inc.
1411 Locust Street
St. Louis, Missouri 63103

Re: L. Douglas Abrams Federal Building
1520 Market Street
St. Louis, Missouri
GSA No.: 7-G-MO-0636

Dear Reverend Rice:

This will acknowledge receipt of New Life Evangelistic Center, Inc.'s (applicant) application, and subsequent application amendments, to acquire the above-referenced property by lease for homeless use. Although a response has been provided for each numbered item in the application packet, the responses are insufficient to make a determination on the application. Therefore, we are requesting that the applicant supplement its application by responding to the below items.

- Provide evidence that the Here's Help Network is a nonprofit, tax-exempt affiliate of New Life Evangelistic Center.
- The applicant stated that 1,000 homeless, poor and elderly individuals will be served. Of the 1,000 individuals, what percentage is homeless?
- Revise the estimated cost to operate and maintain the property. We believe the estimates provided in the original application are insufficient to operate and maintain a facility and program of this magnitude.

Also be aware that the building is approximately 42 years old. As such, it is presumed to contain lead-based paint. Prior to use of the property as a residential facility or occupancy by children under the age of six, the grantee is required to abate lead-based paint and/or lead-based paint hazards.

- Provide a certified copy of your most recent financial statement from your accountant.

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- Explain how the family housing units will be separated from the cafeteria and training areas on the second floor.
- Provide floor plans illustrating the proposed use of each floor (ex., location of classrooms, living quarters, social service offices, etc.). How many square feet are allocated for the cafeteria, offices, daycare center, per bed unit, etc.? Can the applicant guarantee that the building, particularly the third and fourth floors, will be fully utilized on a continual basis? Please also be reminded that a grantee must place the property into its proposed use within 12 months when major renovations are not required.
- Demonstrate that the number of bathroom and shower facilities proposed are adequate to accommodate the number of individuals to be served. Please provide evidence that this proposal will meet local and State building codes.
- The applicant proposes to operate a child day care center on the building's third floor. Ms. Erin M. Weyerich, President, Magnificat Center, Inc., advised you in a letter dated November 25, 2003 of the requirements to establish an on-site child care facility. In particular, she states that:

...the space requirements would be a minimum of 5,000 square feet on the first floor with direct access to the outdoors. We would be required to have children's restrooms and hand washing facilities within that space, plus an area for food preparation and offices. In addition, 7,500 square feet of exterior space would be needed so the children could play in the open air.

Please indicate if the applicant intends to establish the daycare center on the first floor. If so, provide information in the following categories pertaining to the daycare center: renovation/construction costs, operation and maintenance expenses, the number and experience of staff members, and floor plans illustrating child bathrooms, food preparation areas, offices, etc. Also modify your application to describe the use of the portion of the third floor originally proposed as the daycare center.

The applicant must provide a statement that it will obtain all necessary licenses and permits required by the State of Missouri to operate a daycare center. Please note that information regarding licensing requirements for child daycare centers in St. Louis, Missouri can be found at the internet website address www.dhss.state.mo.us or by contacting the City of St. Louis Health Department on (314) 877-0210.

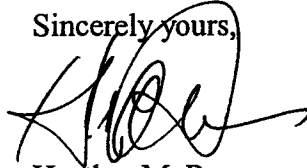
Responses to the above items will be considered an addendum to your application. Please submit an original and two copies on or before February 19, 2004.

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Please also be aware that we are tentatively planning to conduct a site visit of the subject property on the week of February 23, 2004. At that time, we would also like to meet with your organization to discuss your proposed plan, as well as, tour some of your current facilities. We will contact you to make arrangements. Should you have further questions, please contact Theresa Ritta on 301-443-2265.

301-443-0084

Sincerely yours,

A handwritten signature in black ink, appearing to read 'H. Ransom', written over the typed name.

Heather M. Ransom
Director, Division of Property Management