

Aronov Realty Management, Inc.
3500 Eastern Boulevard
Montgomery, Alabama 36116-1781
334-277-1000
FAX 334-272-0747

ARONOV

Mailing Address:
Post Office Box 135000
Montgomery, Alabama 36123-5000

Certified Mail

September 5, 1996

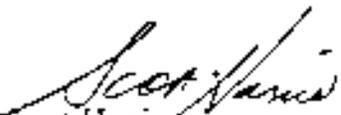
The Honorable Earl Hilliard
American Marketing Management Corporation
1614 3rd Ave.
Birmingham, AL 35205

RE: 128 Lee St.
Montgomery, AL

Dear Congressman Hilliard:

In reviewing our receivables, I noticed your account at the above referenced location is delinquent in the amount of \$4,000.00 which represents rent for the months of June, 1996 thru September, 1996. Please insure that we receive payment in full in the form of a certified check no later than September 12, 1996 to avoid further action. In the event payment is not received by the above date, your account will be turned over to our attorneys.

Best Regards,


Scott Harris
Aronov Realty Management, Inc.

SH/cdr

cc: Richard Pizitz

EXHIBIT

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Aronov Realty Management, Inc.
3500 Eastern Boulevard
Montgomery, Alabama 36116-1781
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FAX 334-272-0747

ARONOV

Mailing Address:
Post Office Box 235000
Montgomery, Alabama 36123-5000

September 25, 1996

The Honorable Earl Hilliard
319 17th Street North
Suite 204
Birmingham, Alabama 35203

Re: 128 Lee Street
Montgomery, Alabama

Dear Congressman Hilliard:

This letter is to provide notification that your account at the above referenced property is delinquent in the amount of \$4,000.00. We have not received a payment as outlined in my letter dated September 5, 1996. If rental payment in full is not received prior to October 3, 1996, the account will be turned over to our attorney for collection. I am addressing this letter to you as we have received no response from American Marketing and you have personally guaranteed this lease.

Please contact me should you have any questions.

Sincerely,



Scott Harris
Aronov Realty Management, Inc.

JSH/nlk

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3500 Eastern Boulevard
Montgomery, Alabama 36116-1781
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FAX 334-272-0747

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Mailing Address:
Post Office Box 235000
Montgomery, Alabama 36123-5000

September 30, 1996

Mr. Richard Pizitz
Pizitz Management Group
2140 Eleventh Avenue South
Suite 318
Birmingham, Alabama 35205

Dear Dick:

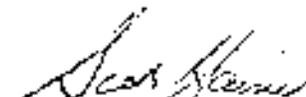
Per our discussion, I have been in touch with Earl Hilliard over the last couple of weeks and he has assured me that American Marketing intends to occupy the space and bring current their rental account. To date, we have not received any rental payments and they are delinquent in the amount of \$4,000.00. I have written two letters to Congressman Earl Hilliard requesting payment be received in full no later than October 3, 1996 per the attached.

In addition, I am in discussions with GSA regarding the lump sum reimbursements on the Pre-Trial lease. The slab to slab partition in the restroom was handled by the attached amendment and the secured closet with shelving and walls, slab to slab was deleted from the scope of work. We will be receiving reimbursements for the plywood shelves, drawers and bullet proof panel.

As it relates to your August 30th memo, we are attaching aging reports to your financial statements for your review. This will inform you of the current status of all tenants in the building. Also requested in your August 30th memo where copies of Jim Richardson's bills which have previously been forwarded for your review. We have also answered questions regarding Jenilyn's Creations. *i.e.* the \$600 expense in July of 1996 was a payment for the months of May, June and July.

Please contact me should you have additional questions.

Sincerely,


Scott Harris

Aronov Realty Management, Inc.

JSH/nlk

Attachments

*Overnight mailed
9/30/96 3:45 P.M.*

AMERICAN MARKETING & MANAGEMENT CORPORATION
P. O. BOX 11385
BIRMINGHAM, ALABAMA 35202

October 23, 1997

Scott Harris
Aronov Realty Management, Inc.
3500 Eastern Blvd.
Montgomery, AL 36116-1781

Re: 128 Lee Street
Account Number: 620-9748

Dear Ms. Reeder:

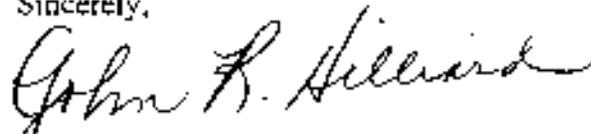
I am extremely sorry that American Marketing and Management Corporation has been unable to pay the rent for the past three months however, the radio station W1QR 1410 is off the air because the City of Prattville without permission entered onto the station property, laid several lines and destroyed the ground system of the station towers. The station has been off the air since that time.

We have tried to settle the matter without going to Court but the situation is such that we will probably have to litigate the matter, which may take years to resolve. The firm has no other source of income. Thus, the firm needs relief from the rent obligations that it is unable to pay at this time.

We have rented a small storage space to store our equipment and furniture and are prepared to move out before the end of this month if we can agree on a termination of the lease. Any help that you can give us at this time would be appreciated.

If you desire additional information or have any questions, please do not hesitate to contact me at (205) 324-7575.

Sincerely,


John R. Hilliard
Manager

LAW OFFICES
CHAMBLESS, MATH & MOORE

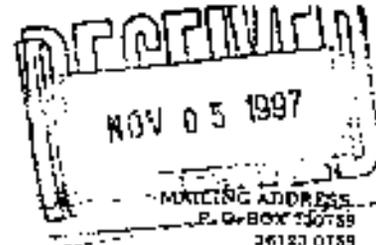
A PROFESSIONAL CORPORATION

5120 CARMICHAEL ROAD
MONTGOMERY, ALABAMA 36117

November 4, 1997

KAREN P. CHAMBLESS
MARK N. CHAMBLESS
LEONARD N. MATH*
BRIAN W. MOORE
DEBORAH D. KNIGHT

*ALSO ADMITTED TO
ILLINOIS BAR



TELEPHONE:
(334) 272-2200

FAX:
(334) 272-1956

Personal and Confidential

Return Receipt Requested

Earl F. Hilliard, Esq. (Guarantor)
314 17th Street North
Birmingham, Alabama 35202

RE: American Marketing Lease Guaranteed
128 Lee Street, Montgomery, Alabama
Past Due Rental Charges

Dear Mr. Hilliard:

This firm has been retained to represent Pizitz Realty Company in the collection of past due rental charges occurring prior to the sale of the property on June 24, 1997. Our client has informed us that rental charges remain outstanding dating back to March, 1997. The total past due rental charges, excluding attorney's fees, interest, or costs incurred, are \$5,080.00, plus a \$350.00 fee. As personal guarantor, we demand your immediate payment of same.

The rental charges due, as stated in the above paragraph, reflect your outstanding lease payments through the month of June, 1997. On June 24, 1997, the underlying property was sold by Pizitz Realty Company to Colonial Bank. All rights existing pursuant to the lease agreement including future rent were transferred to Colonial Bank upon the sale. The request made in the letter dated October 23, 1997, to have Scott Harris of Aronov Realty Management, Inc., or Pizitz Realty Company, waive future rental charges due is a legal right of Colonial Bank. Neither Scott Harris of Aronov Realty, nor Pizitz Realty Company has the authority to waive future rents. This authority rests upon Colonial Bank. You must contact Colonial Bank to discuss the release of rents occurring after June 1997.

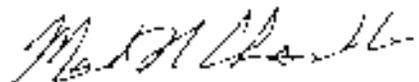
Due to the failure and refusal of American Marketing Management Corporation to pay the rental charges owed to Pizitz Realty Company, the guaranteed agreement requires that you pay the past due rental charges as well as reasonable attorney's fees and expenses. The courts of Alabama generally award attorney's fees of up to 33.33% of any amount owed, including principal, interest, attorney fees, expenses, and court costs incurred. Therefore, if this matter goes to court, you will most certainly be responsible for the above items, including attorney fees.

Mr. Earl F. Hilliard
November 4, 1997
Page Two (2)

However, if payment in the amount of \$5,330.00, which includes an attorney fee of \$250.00, is received within ten (10) days from the date of this letter, Pizitz Realty Company will agree to accept this as payment in full on your account through June, 1997. If, however, we do not receive the funds within ten days, we will proceed with suit.

As this matter has been referred to our office for collection, we request that all future communications concerning this past due account be referred to this office.

Sincerely yours,
CHAMBLESS, MATH & MOORE, P.C.



Mark N. Chambliss

MNC/sbc

cc: AMERICAN MARKETING MANAGEMENT CORP
Post Office Box 11385
Birmingham, Alabama 35202

Pizitz Realty Company
Aronov Realty