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VISTA HOST RENEWS TECHNOLOGY AGREEMENT WITH UNIFOCUS

Comprehensive Suite of Financial Management Tools

DALLAS / HOUSTON— Dec. 2, 2003 — Vista Host today announced its decision to renew its long-standing partnership with UniFocus for the continued use of their Watson, R.M.™ Revenue, Payroll, Budget, and Profiter modules. Vista Host uses the Watson Financial Suite to compliment their Financial Management Reporting System throughout their organization.

UniFocus' Watson, R.M. software gives owners and managers in the hotel industry a proven scorecard system to determine where profits are at all times. Watson interfaces with the G/L accounting system, payroll processor, and integrates the accounting support functions. Operations and financial information is presented faster and more accurately to management for all of their hotels, with minimum time required for analysis. Overall, operations managers become more effective at identifying weaknesses in their operations, and general managers become more effective at producing favorable financial results.

Commenting on their decision to continue a nearly two-decade relationship with the software, Vista Host's Chairman of the Board and Chief Executive Officer, Michael Harrell, remarked, "With today's challenging business environment in the hospitality industry, it is important to have our managers focus on the most relevant information and not spend too much time producing data and generating reports. Having sold the technology that began as an in-house initiative several years ago, we are pleased with the improvements UniFocus has added and look forward to continuing our relationship with them."

UniFocus' Chairman and Chief Executive Officer, Mark Heymann, stated, "We are pleased by this decision and by the continued support of our association with Vista Host and their support of driving innovation in this technology. The evolution of the Watson, R.M. technology has focused on giving managers the clearest picture of their business in order to make critical decisions. Vista Host should be in a very good position to take advantage of the emerging recovery."

Terms of the agreement were not disclosed.

About Vista Host Hotel Management

Vista Host is a Houston based Hotel Management Company serving owners of Hampton Inn, Hampton Inn and Suites, Holiday Inn Express, Fairfield Inn, Fairfield Inn and Suites, TownePlace Suites by Marriott, Springhill Suites by Marriott, Courtyard by Marriott, Residence Inn by Marriott, Hawthorn Suites, Homewood Suites, AmeriSuites, and other established hotels. Founded in 1977 by Michael Harrell, Vista Host operates 42 hotels throughout the United States.

About UniFocus (Unifocus.com)

Based in Dallas, with offices in Denver and London, UniFocus solely serves the hospitality industry in the U.S. and overseas. Its executives collectively bring over 100 years of direct hospitality experience to the table. UniFocus provides full-service operational analysis, financial and labor management applications, as well as staff, meeting planner and guest satisfaction measurement programs executable across a wide variety of technology platforms. The resulting database allows UniFocus to uniquely correlate and benchmark each client's performance to their particular competitive markets. Enhanced reporting capabilities allow hospitality executives to have a "total picture" overview of their operations.

UniFocus is a Microsoft® Certified Partner, an affinity partner of the International Association of Conference Centers, a business partner of the International Association of Convention & Visitors Bureaus, and an allied member of the American Hotel & Lodging Association.