

T. Weiss report

T. Weiss Realty Corp. Development & Management

TD Bank Regional Headquarters Relocate to 324 S. Service Rd.

This November, TD Bank, N.A. will move its New York suburban headquarters to T. Weiss Realty's Melville Corporate Center III at 324 S. Service Road. The bank, which is one of North America's largest and strongest, also plans to expand from 44 retail branches to about 90 on Long Island, which would mean the addition of about 1,000 new jobs over the next 10 years.

The 42,000+ square foot headquarters will be designed to accommodate 180 people spread over three floors, including the entire top floor of the building.

"Long Island has always been a major focus of development for TD and our franchise, and we really wanted to put a permanent stake in the ground here," said Chris Giamo, TD Bank's Market President. Giamo oversees Long Island, lower Hudson Valley, Westchester and Connecticut. "It (Long Island) has density, it has diverse businesses and it has wealth, which

are three things that I think are fantastic for any financial services institution to go after."

This long-term lease, along with several others signed over the past few months, cap T. Weiss Realty's efforts to hook an anchor tenant for the 133,000 square foot, state-of-the-art building, which was completed in October of 2008.

"We are pleased to add such a distinguished corporate tenant as TD Bank to our roster, and happy that TD Bank has chosen to take advantage of our unique marquee location and our amenity rich building," said Ted Weiss, Chief Executive Officer of T. Weiss Realty.

The building's other tenants include Janney Montgomery Scott, LLC; Scientific Image Cen-



ter Management, Inc.; Einstein Capital, Ltd.; Koval & Casagrande, CPAs; Aviva Life & Annuity Company; Sequel Systems, Inc.; Ameriprise Financial; Fast Edge Fitness; and Vitro Packaging, LLC.

As reported in Newsday, July 1, 2010

Aviva, Vitro Join Growing List of Tenants at MCC III

As a testament to the gradual turnaround in the Melville real estate market, two more major multinational corporations have chosen Melville as their homes, specifically to T. Weiss Realty's Melville Corporate Center III at 324 S. Service Road. The sparkling, plush office building that T. Weiss Realty redeveloped just south of the Long Island Expressway in Melville has received awards and gotten plenty of accolades. What it lacked were tenants, until now.

Insurance giant Aviva Life & Annuity Co. (formerly Bankers Life Insurance Co. of New York), the world's number 5 largest insurer, has signed a lease for 15,000 square feet and will employ about 60 at the building.

Vitro Packaging, LLC, a unit of the Mexican glassmaker Vitro S.A. de C.V., is taking about 4,000 square feet and will bring about 20 jobs.

These two leases, along with TD Bank, collectively will put occupancy in the building at more than 90 percent. Additional leases nearing completion could bring the building to virtually 100 percent occupancy.

Dubbed Melville Corporate Center III, the T. Weiss building was



Aviva, Vitro join MCC III's impressive tenant roster.

named one of the best office addresses on Long Island in 2008. T. Weiss redeveloped the property from an old industrial building in 2007.

The four-story, 133,000-square-foot feels more like a luxury hotel than an office building. It has a cherry wood-paneled lobby, designed with natural materials and exotic plants, and features a unique wall of water and plenty of seating.

Tenants here have electronic card-key security, a fully equipped fitness center, a café with seating inside and on a patio outside, a meditation garden with a Koi pond and Wi-Fi hotspots throughout common areas.

As reported in Long Island Business News, July 1 2010

Letter from the CEO



Flight to Quality

The real estate world is repeating history with a flight to quality, value and stability. Because of the current unique economic situation, companies are able to upgrade their current office space while still managing to reduce or equal their overhead. Tenants are upgrading from Class B to Class A properties that provide value as well as quality. Municipalities where government has not kept taxes down are at a distinct disadvantage to their neighboring governments where costs are substantially lower. Furthermore, buildings that are outdated with high energy consumption are at a disadvantage to new or upgraded facilities that are designed with efficiencies in mind.

Today's corporate real estate professionals are also very concerned with the ownership and management of the buildings under review, and are probably more

concerned with this than any other single issue. With tenfold increases in non-performing CMBS loans, select assets are caught in a "no-man's land," where ownership has lost control of the property to special servicers who are not able to manage it with the same dedication and attention. Absentee building management from far away locations is reflected immediately in lack of responsiveness and poor maintenance.

Traditional, well capitalized real estate companies are positioned to gain market share and take advantage of opportunities. Today's real estate professional, whether on the tenant side or the landlord side, needs to be cognizant of the current economic situation and plan for the future as well as for the short term.

Here at T. Weiss Realty Corp., over the past 39 years, we have positioned our company so that we are financially stable and able to run our buildings with quick responses and quality of service, even during these difficult times. This is reflected in new lease signings by some of the strongest and most well-respected companies, in particular, TD Bank, Aviva Life & Annuity and Vitro Packaging.

- Ted Weiss, Chief Executive Officer

T. Weiss Properties Across the Island

Melville Corporate Center I

105 Maxess Road
Melville, NY 11747

Melville Corporate Center II

330 South Service Road
Melville, NY 11747

Melville Corporate Center III

324 South Service Road
Melville, NY 11747

532 Broadhollow Corporate Center

532 Broadhollow Road
Melville, NY 11747

Dix Hills Executive Office Center

1160 East Jericho Turnpike
Dix Hills, NY 11743

2150 Joshua's Path

Hauppauge, NY 11788

200 Boundary Avenue

Massapequa, NY 11758

CMCLI Offers Meeting & Party Space

CMCLI, an affiliate company of T. Weiss Realty Corp., offers a wide array of meeting space for parties and conferences of all sizes. CMCLI has six Long Island locations, with spaces that can accommodate gatherings of 20 up to 150 people,

The beautiful atriums at 105 Maxess Road and 324 South Service Road are perfect for corporate holiday parties for up to 150 people. Catering is also available.

To reserve your meeting or party space, please contact:

Marci Skeahan
631.454.9400



**CONFERENCE AND
MEETING CENTERS**
OF LONG ISLAND

Janney/T. Weiss Host Blood Drive

On Tuesday, July 20th, T. Weiss Realty co-hosted a blood drive with 324 S. Service Rd. tenant Janney Montgomery Scott, LLC and Long Island Blood Services.

24 pints of blood were collected. One donation can help save the lives of three people, therefore 72 people could potentially be helped with the donations from our blood drive alone.

Every two seconds someone in the U.S. needs blood, and more than 38,000 blood donations are needed every day. The demand for blood transfusions is growing faster than donations, and as blood cannot be manufactured, it can only come from generous donors—so thank you to those who participated!



Tenant Spotlight—Bracco Diagnostics Inc.

Bracco Imaging S.p.A., headquartered in Milan, Italy, is a subsidiary of the Bracco Group, a world leader in providing integrated solutions for diagnostic medical imaging, specifically clinical agents for use in X-ray/Computed Tomography (CT), Magnetic Resonance Imaging (MRI), Ultrasound and Nuclear Medicine. Bracco Imaging operates in over 80 markets worldwide, either directly or indirectly, through subsidiaries, joint ventures, licenses and distribution partnership agreements.

Bracco Diagnostics Inc. (BDI), which now occupies over 6,000 square feet of space at T. Weiss' 532 Broadhollow Corporate Center in Melville, is headquartered in Princeton, NJ, and is a U.S.-based subsidiary of Bracco Imaging.

The Bracco Group not only markets Ethical and Over The Counter pharmaceutical products in Italy, but also Advanced Medical Technology systems worldwide. Furthermore, the Group offers diagnostic services through its Milan-based Centro Diagnostico Italiano (Italian Diagnostic Center)

Bracco Imaging employs over 2,300 people globally, approximately 300 of whom work in research and development (R&D), Medical and Regulatory Affairs.



T. Weiss Hosts Broker Party at 105 Maxess Road

On June 16th, 2010, T. Weiss Realty Corp. held its annual broker appreciation cocktail party at its newly renovated Melville Corporate Center at 105 Maxess Road. This annual event was enthusiastically attended by more than 100 brokers, representing a cross section of the professional brokerage community.



T. Weiss Realty Corp. Welcomes the Following Tenants:

330 S. Service Road, Melville

LexisNexis Risk Solutions, Inc. renewed its lease.

105 Maxess Road

FEMA Disaster Finance Center signed a new lease.

Freedom Abstract signed a new lease.

LOGS Group, LLC signed a new lease.

Welcome Wagon signed a new lease.

1160 E. Jericho Turnpike

Silverstein & Kahn renewed its lease.

Marks and Marks Attorneys at Law renewed its lease.

2150 Joshua's Path

Allied Electronics, Inc. renewed its lease.

Hooper Holmes, Inc. signed a new lease.

532 Broadhollow Road

Bracco Diagnostics, Inc. signed a new lease.

324 S. Service Road, Melville

Aviva Life & Annuity Company signed a new lease.

TD Bank, N.A. signed a new lease.

Vitro Packaging, LLC signed a new lease.

Fast-Edge Ltd. renewed its lease.

Featured Available Space—105 Maxess Road, Melville

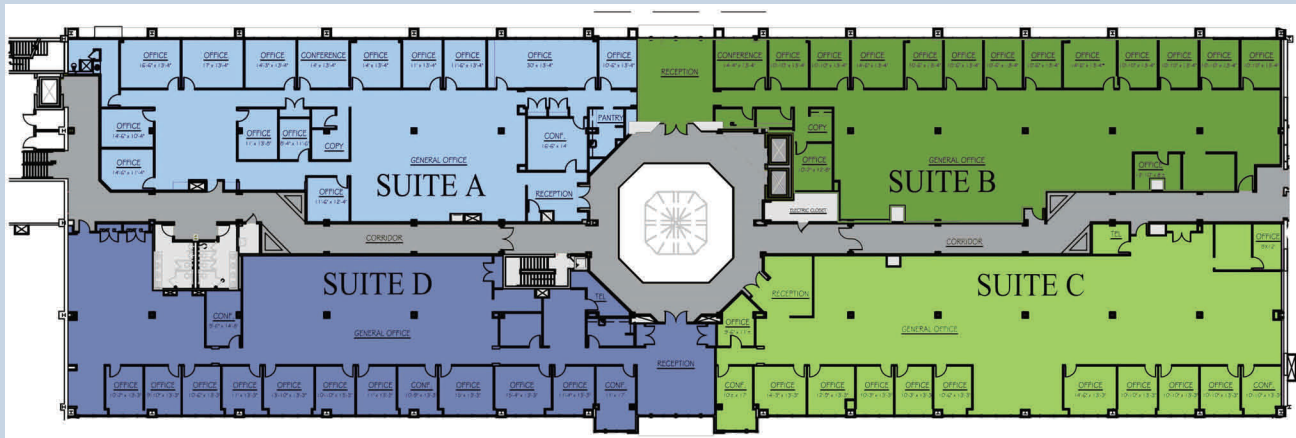


FULL FLOOR AVAILABLE IDEAL CORPORATE HEADQUARTERS

35,250 SF Total Floor—Subdivisible

- Wood Veneer Flooring
- Upgraded Lighting
- President's Suite
- Interior Restrooms
- Multiple Kitchens
- High-End Finishings Throughout

AVAILABLE JUNE 2011



For Further Information, Contact:
CRAIG A. WEISS—631.454.9400

Broker Recognition Board

T. Weiss Realty Corp.
Extends its Thanks and Congratulations
to the Following Brokers:

Mike Aievoli (Newmark Knight Frank)—Bracco Diagnostics, Inc.
Frank Pagano (Commercial National Realty)—Aviva Life & Annuity Company; LOGS Group, LLC
Bob Joyce (The Roberts Co.)—Vitro Packaging, LLC
Paul Ferraro (USI)—TD Bank, N.A.
David Chinitz (Park Place Realty Group)—Einstein Capital, Ltd.
Mark Fischl (Hunt Corp. Services)—Welcome Wagon

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