

# Ellenoff Grossman & Schole LLP

## 2009 Representative Commercial Leasing Transactions

Areas of Practice Include:

CORPORATE AND  
SECURITIES

PUBLIC OFFERING

PRIVATE EQUITY/  
VENTURE CAPITAL

MERGERS AND  
ACQUISITIONS

PRIVATE  
INVESTMENT FUNDS

REAL ESTATE  
DEVELOPMENT &  
FINANCE

COMMERCIAL LEASING

BROKER-DEALER  
REGULATION

INTERNATIONAL AND  
DOMESTIC TAX

### TOGA Party LLC

has entered into a lease with Bed Bath and Beyond for retail space located in the Bey Lea Plaza Shopping Center located at 1240 Hooper Avenue Toms River, New Jersey

August 19, 2009

EG&S acted as counsel to the Landlord

### 352 Park Avenue South LLC

has entered into a lease with Partnership for a Drug Free America for office space in the building located at 352 Park Avenue South New York, New York

October 27, 2009

EG&S acted as counsel to the Landlord

### United Enterprises 116, LLC

has entered into a ground lease with Cafe Au Bon Gout, Inc. for retail space located at 276 Fifth Avenue New York, New York

August 28, 2009

EG&S acted as counsel to the Landlord

150 East 42nd Street New York, NY 10017-5612  
phone (212) 370-1300 fax (212) 370-7889  
[www.egsllp.com](http://www.egsllp.com)

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### Trans World Equities Co.

has entered into a lease with  
Tishman Construction Corp. for construction  
office space in the building located at  
400 East 71st Street, New York, New York

July 15, 2009

EG&S acted as counsel to the Landlord

### United Enterprises 116, LLC

has entered into two lease modification  
agreements with the State of New York for  
offices of the Division of Parole and the  
Department of Education

March 18 and April 22, 2009

EG&S acted as counsel to the Landlord

### Berdar Equities LLC

has entered into a lease with  
Happy Feet for retail space in the  
building located at 657 Second Avenue  
New York, New York

September 1, 2009

EG&S acted as counsel to the Landlord

### CapitalSpring LLC

has entered into a sublease with  
J.L Thornton & Co., LLC for office space  
on the 23rd floor in the building located at  
712 Fifth Avenue, New York, New York

July 31, 2009

EG&S acted as counsel to the Sublessor

### Lerad Company

has entered into a lease with Soul Cycle  
for retail space in the building located  
at 712 Fifth Avenue, New York, New York

July 31, 2009

EG&S acted as counsel to the Sublessor

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### Wellspring Capital Management, LLC

has entered into a lease with  
390 Park Avenue Associates, LLC for two  
floors of the office building located  
at 390 Park Avenue, New York, New York

October 5, 2009

EG&S acted as counsel to the Tenant

### FC Yonkers Associates, LLC

has entered into a lease with The Westchester  
Medical Group, P.C. for medical offices at  
Ridge Hill, Yonkers, New York

December 31, 2009

EG&S acted as counsel to the Landlord

### Tiago Holdings, LLC

has entered into a lease with Old Navy, LLC  
for retail space within the shopping center  
located at the intersection of the FDR Drive  
and 116th Street, New York, New York

December 9, 2009

EG&S acted as counsel to the Landlord

### Tiago Holdings, LLC

has entered into a lease with  
East River Retail Systems LLC d/b/a Kids Town  
for retail space within the shopping center  
located at the intersection of the FDR Drive and  
116th Street, New York, New York

June 30, 2009

EG&S acted as counsel to the Landlord

### Tiago Holdings, LLC

has entered into a lease with  
Bob's Discount Furniture of NY, LLC  
for retail space within the shopping center  
located as the intersection of the FDR Drive  
and 116th Street, New York, New York

October 14, 2009

EG&S acted as counsel to the Landlord

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### 317 Third LLC

has entered into a lease with Waterford Wines & Spirits, LLC for retail space in the shopping center located at 825-829 Hartford Turnpike, Waterford, Connecticut

October 1, 2009

EG&S acted as counsel to the Landlord

### College Park Shopping Center, LLC

has entered into a lease with Jimmy John's Enterprises, LLC for retail space in the shopping center located at 5128 South Rural Road, Tempe, Arizona

December 4, 2009

EG&S acted as counsel to the Landlord

### Imaginova Corp.

has entered into a sublease with Top Ten Reviews, Inc. for office space in the building located at 470 Park Avenue South, New York, New York

October 2009

EG&S acted as counsel to the Sublessor

### Cobble Hill Court Associates, LLC, et al

has entered into a lease with MPM Enterprise Court Street, Inc. for retail space located at 288 Court Street, Brooklyn, New York

June 30, 2009

EG&S acted as counsel to the Landlord

### 1186 Broadway LLC

has entered into a lease with Opening Ceremony At Ace, LLC for retail space located at 1186 Broadway, New York, New York

December 23, 2009

EG&S acted as counsel to the Landlord

### 1186 Broadway LLC

has entered into a lease with Working Class Heroes, LLC for retail space located at 1186 Broadway, New York, New York

August 30, 2009

EG&S acted as counsel to the Landlord

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