

SENECA ONE REALTY LLC
ONE HSBC CENTER - DOWNTOWN BUFFALO

FOR IMMEDIATE RELEASE: August 6, 2007

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**SENECA ONE REALTY SIGNS LEASE
WITH JUST PIZZA**

BUFFALO, NY – Seneca One Realty, which owns and manages One HSBC Center in downtown Buffalo, today announced the signing of a new tenant. JUST PIZZA®, a full-service pizzeria style franchise located in the Western New York area, has signed a 10-year lease to occupy approximately 300 square feet of space in the basement level of the building. JUST PIZZA is known for offering over 75 varieties of pizza.

“JUST PIZZA is an excellent addition to our growing list of food services available to tenants at One HSBC Center and we are thrilled that they chose us for their next location,” said Stephen P. Fitzmaurice, Seneca One Realty Chief Operating Officer. “The lease signing is testament to the increasing number of food outlets that realize the value of choosing a location such as ours. We are happy to be associated with a franchise that is committed to Buffalo.”

JUST PIZZA credited the prime location and its commitment to downtown Buffalo in selecting the site. “We are committed to Buffalo. HSBC Center is the tallest building in the city and we wanted to be a part of it,” said Rudy Alloy, Jr., President of JUST PIZZA. “We have many successful downtown outlets and are excited to be adding another at such a prestigious site,” he added.

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JUST PIZZA will be located in the basement level of the building and will serve as an express window. Customers will be able to choose from a select sampling of the complete JUST PIZZA menu, including pizza, chicken wings, fresh salads, pasta dishes, and desserts. This is JUST PIZZA's eleventh location in the Western New York region.

About Seneca One Realty LLC

Seneca One Realty LLC is the owner and manager of One HSBC Center, a commercial office tower located in downtown Buffalo just steps away from the developing waterfront. Built as an example of modernist style architecture, the prestigious 40-story tall structure dominates the downtown skyline. Striking office space provides a spectacular 360-degree view of the city, Niagara Falls, Southern Ontario and Lake Erie. One HSBC Center's prestigious tenant roster includes the Canadian Consulate General, HSBC Bank USA, N.A., Harold C. Brown & Co. LLC, Phillips Lytle LLP, PricewaterhouseCoopers LLP, Softbank Capital, The John R. Oishei Foundation, The Seymour H. Knox Foundation, Inc. and UBS Financial Services. For more information on One HSBC Center, go to www.onehsbc.com.

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