

SENECA ONE REALTY LLC

ONE HSBC CENTER - DOWNTOWN BUFFALO

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SENECA ONE REALTY SIGNS TIM HORTONS TENANT AGREEMENT

*Coffee and baked goods chain makes sweet debut in One HSBC Center
in late November*

BUFFALO, NY – Seneca One Realty, which owns and manages One HSBC Center in downtown Buffalo, today announced the signing of a new tenant. Quick service restaurant chain **Tim Hortons** is slated to open a store on the building's first floor in late November. Well-known for its premium coffee, baked goods and lunch offerings, the franchise will be the first ever housed in a high rise office building in Erie County.

Founded in 1964 in Hamilton, Ontario, **Tim Hortons** has evolved to meet consumer tastes with a menu that includes a hot breakfast sandwich, flavored cappuccinos, specialty teas, home-style soups, fresh sandwiches and fresh baked goods. As of July 2, 2006, system-wide restaurants number 2,625 in Canada and 297 in the United States. In March 2006, Tim Hortons completed an initial public offering of the company and was fully spun off as a separate company from Wendy's International, Inc. as of September 29, 2006. Tim Hortons trades on the NYSE and TSX (THI).

"Tim Hortons is an attractive addition to our growing array of food services available to tenants in the building," says Stephen P. Fitzmaurice, Seneca One Realty Chief Operating Officer. "The franchise also has nostalgic ties to this area with Buffalo as its starting market in the 1970's as the company expanded its operations in the U.S.

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In addition, the late Tim Horton, cofounder of the chain, spent a portion of his legendary NHL career with the Buffalo Sabres.”

“The people of New York state have really embraced the Tim Hortons concept, and we’re pleased to soon offer another convenient location in the Buffalo area,” said Chris Laganos, Senior Vice-President of Operations, U.S. “We’re particularly excited to have a location in the downtown core.”

About Seneca One Realty LLC

Seneca One Realty LLC is the owner and manager of One HSBC Center, a multi-tenant office tower located in downtown Buffalo just steps away from the developing waterfront. Built as an example of post 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, George F. Phillips, Jr., HSBC Bank USA, N.A., Harold C. Brown, Co. LLC, Phillips Lytle LLP, PricewaterhouseCoopers LLP, Robert Half International, Inc., The John R. Oishei Foundation, The Seymour H. Knox Foundation, Inc. and UBS Financial Services.

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