

SENECA ONE REALTY LLC

ONE HSBC CENTER - DOWNTOWN BUFFALO

FOR IMMEDIATE RELEASE: February 5, 2007

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TOBMAR INVESTMENTS INC. RENEWS LEASE FOR ONE HSBC CENTER

Seneca One Realty signs 10-year lease extension with newsstand franchise

BUFFALO, NY – Seneca One Realty, which owns and manages One HSBC Center today announced that Tobmar Investments Inc., parent company of Gateway Newstands, has signed a 10-year lease renewal to occupy space in the downtown Buffalo office tower. As part of this process, the store will be fully renovated, expanded and carry a broader product range.

Gateway stores specialize in reading material, snacks, lotto and other impulse buys in high traffic malls, downtown urban areas, civic and commercial buildings, universities and hospitals with 500 locations throughout the U.S. and Canada.

“We’re please to have Gateway aboard for 10 more years in the One HSBC Center community,” said Stephen P. Fitzmaurice, Seneca One Realty Chief Operating Officer. “They conveniently offer a full range of products and services to our tenants while operating the newsstand with a high degree of customer service.”

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

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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. For more information on One HSBC Center, go to www.onehsbc.com.

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