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**MICHAEL SALOVE COMPANY COMPLETES TWO LEASES
WITH QDOBA MEXICAN GRILL IN COLLEGEVILLE AND WYNNWOOD, PA**

PHILADELPHIA, PA, December 8, 2010 — Michael Salove Company, an X Team partner, announced today the completion of two lease transactions in the Greater Philadelphia market with Qdoba Mexican Grill. Qdoba has signed on to join Providence Town Center in Collegeville, PA and Wynnewood Square in Wynnewood, PA. Both restaurants are scheduled to open in February of 2011.

Qdoba will occupy approximately 2,600 SF at Providence Town Center in Collegeville, PA, a 735,000 SF power/grocery-anchored shopping center developed and owned by Brandolini Companies. Qdoba will join other strong national brands such as Wegman's, Best Buy, LA Fitness and P.F. Chang's. In Wynnewood, PA, Qdoba will occupy approximately 2,300 SF at Wynnewood Square, a grocery-anchored center owned by Baker Properties. Qdoba will join other notable national tenants such as Superfresh, Panera Bread, FedEx Office and Five Below.

Douglas Green, the exclusive broker for Qdoba Mexican Grill in the Greater Philadelphia market, noted, "The two leases are evidence of Qdoba's continued commitment to first-class shopping centers located within premier suburban trade areas. The combination of strong demographics and nationally branded traffic drivers within these grocery-anchored centers should make Qdoba an instant success." With the addition of these two units, Qdoba will now have 18 restaurants in the Greater Philadelphia market with another five under development.

The first Qdoba was opened in Denver, Colorado in 1995 by Anthony Miller and his partner Robert Hauser. Jack in the Box Inc., a publicly traded company headquartered in San Diego, California, acquired Qdoba in 2003. The inexpensive, one-of-a-kind dishes along with crowd-pleasing favorites like their signature burrito are served in the fast-casual and inviting atmosphere that Qdoba has become



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famous for. There are over 400 franchised locations and over 100 corporate locations throughout the United States.

Michael Salove Company has its headquarters in Center City Philadelphia. It is recognized as the preeminent retail real estate advisory & brokerage firm serving all of Pennsylvania, New Jersey and Delaware, with extensive experience in retail tenant representation, owner/developer representation, urban retail advisory services and investment sales.

X Team is an international alliance of retail real estate specialists with offices located in major cities throughout the U.S., Canada and Europe. X Team partners average more than 20 years of industry experience, with expertise in major markets worldwide, specializing in tenant, property and developer/landlord representation, workout services, property dispositions and retail investments. X Team services include transaction negotiation, portfolio analysis, lease valuations, acquisitions, and asset assessment and valuation. For more information, please visit www.salove.com and www.xteam.net.

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