



FOR IMMEDIATE RELEASE

CONTACT: Michael Salove
215.568.2600
msalove@salove.com

**STARR RESTAURANT ORGANIZATION INKS DEAL
ON CHESTNUT STREET IN PHILADELPHIA, PA**

PHILADELPHIA, PA, December 1, 2009 — Michael Salove Company, an X Team partner, announced today the completion of a lease transaction at 2013 Chestnut Street in Philadelphia, PA. The tenant, Starr Restaurant Organization, will occupy over 3,500 sq. ft. in the former Midtown Diner location.

Laurence Steinberg, Principal, representing the tenant, and Tim Duffy, representing the landlord, both of Michael Salove Company, brokered this transaction. According to Mr. Steinberg, "Starr has done it again, breaking new ground on Chestnut Street, signing a lease for the former Midtown Diner on the edge of Rittenhouse Square." The working concept, "Mexico City," will be a hip and edgy addition to Starr Restaurant Organization's already diverse lineup of restaurants. Mr. Duffy adds, "Capitalizing on the look and feel of the former diner, Starr will no doubt bring a fresh feel to the classic space."

Starr Restaurant Organization is Philadelphia's preeminent restaurant group with many different concepts and a strong track record of fantastic food, stellar service and unique dining experiences. Starr Restaurant Organization has eighteen restaurants serving Philadelphia, New York City, Atlantic City and Fort Lauderdale.

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.

XXX