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**MICHAEL SALOVE COMPANY COMPLETES LEASE
WITH TRIA IN UNIVERSITY CITY, PHILADELPHIA, PA**

PHILADELPHIA, PA, February 25, 2010 — Michael Salove Company, an X Team partner, announced today the completion of a lease transaction at 3131 Walnut Street in Philadelphia, PA. The operators of the renowned Tria Café will debut a new concept opening summer 2010, and will occupy 1,040 sf on the first floor of The Left Bank apartment building.

Tim Duffy of Michael Salove Company represented the tenant in this transaction. Dranoff Properties is the landlord. According to Mr. Duffy, "The operators of the acclaimed Tria cafes will bring their unique take on the 'foodie's' trifecta of wine, cheese and beer to University City's The Left Bank building with an as yet unnamed concept."

Tria is Philadelphia's most well-known wine, beer and cheese café, currently with locations in Rittenhouse Square and Washington Square West. According to their website, www.triacafe.com, all products are from the local area, as well as from around the world. Tria also features classes for the wine, beer and cheese lover at the Tria Fermentation School, located at 1601 Walnut Street.

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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