



PRESS RELEASE

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Patriot Gateway Centre Associates, L.P. Executes Lease Expansion with Northrop Grumman at Patriot Tower at Gateway in Richmond, VA

Wayne, Pa — June 11, 2011 — Patriot Equities, L.P., on behalf of Patriot Gateway Centre Associates, L.P., today announced that Northrop Grumman, a global security company providing systems, products and solutions in aerospace, electronics, information systems, and technical services, has expanded its lease at Patriot Tower at Gateway to 101,557 square feet. This expansion is coterminous with the company's current 7-year lease.

Patriot Tower at Gateway is a 6-story, 124,100 square foot Class A office building in Richmond, VA. Prior to Patriot's acquisition, the complex formally served as LandAmerica's national headquarters. In 2006, Patriot demised the space and repositioned the well-maintained headquarters to a multi-tenant facility.

The expansion was executed directly between Northrop Grumman and Patriot Gateway Centre Associates. Approximately 15,000 square feet remains available for lease.

About Patriot Equities

Patriot Equities is a real estate development and investment company focused on the acquisition and ownership of corporate real estate assets. The company builds valued relationships by negotiating fairly, closing quickly, and working on behalf of the seller to protect its reputation in the communities it serves. Patriot Equities owns, operates, and invests in the entire spectrum of corporate real estate property types, including office, industrial, retail, raw land, and mixed-use space in a geographically diverse footprint that spans the entire North American continent. Patriot has acquired over 8 million square feet of corporate real estate in 44 buildings, across 14 cities, with development value in excess of \$500 million dollars.

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