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**FHO PARTNERS ANNOUNCES 201,967 SQUARE-FOOT LEASE FOR
VERIZON AT 185 FRANKLIN STREET**

***Kennedy Associates and Commonwealth Ventures Purchased 18-
Story Office Building From Verizon in 2008***

Boston-October 6, 2009- FHO Partners Asset Advisory Group, a leader in the commercial real estate advisory services field with extensive experience in the Greater Boston office market, today announced a 201,967-square-foot, long-term lease for Verizon on Floors 3-6 at 185 Franklin Street. Kennedy Associates and Commonwealth Ventures are joint venture owners and they are leading the redevelopment efforts.

"We are pleased that Verizon has selected to house some executive office space and other supporting office functions at 185 Franklin Street," said Richard Galvin, President of Commonwealth Ventures LLC. "With its close proximity to public transportation and the area's many amenities, coupled with the improvements and new retail amenities, 185 Franklin Street will become a very desirable multi-tenant building, with a superior location at Post Office Square in Boston's Financial District."

Donna Cupelo, New England President for Verizon, spoke of the company's commitment to the City of Boston. Ms. Cupelo said, "Verizon has long been committed to Boston, to Massachusetts, and to New England. Today's announcement demonstrates our commitment to remain in Boston and to continue to work as leaders in the city's business community. It also demonstrates our ongoing goal of expanding opportunity for our customers, our employees and our company here in Boston and Massachusetts."

Kennedy Associates and Commonwealth Ventures are in the process of repositioning 185 Franklin Street. The joint venture has filed for approvals with the Boston Redevelopment Authority and expects to begin upgrading the building in March 2010. Planned design changes include a new High Street lobby entrance and renovations to the Franklin Street entrance and lobby, the introduction of retail along Franklin Street, modernized restrooms and common spaces, improvements to the building's plaza and creation of underground parking. Floors 7-18, containing approximately 400,000 SF of contiguous space are

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available for lease. Located in Boston's renowned Post Office Square, 185 Franklin Street occupies the entire city block bound by Franklin, High, Congress and Pearl Streets. It is in close proximity to an abundance of amenities including local restaurants, hotels, ample off-street parking, South Station, the MBTA Commuter Rail lines and immediate access to the Norman B. Leventhal Park.

Glenn Verrette and Duncan Gratton of FHO Partners Asset Advisory Group represented Kennedy Associates and Commonwealth Ventures in this transaction. Bob Alexander, Rob Stillman, Joan Meixner and Andy Hoar of CB Richard Ellis represented Verizon.

About FHO Partners

FHO Partners is a commercial real estate firm offering a full range of brokerage, consulting, strategic planning, research, lease administration, marketing, lease auditing, lease portfolio and transaction management services for corporate and institutional clients alike. The senior partners of the firm have worked together for over 20 years providing customized advisory consulting and brokerage services to an extensive range of corporate and institutional clients, both locally and on a national and international basis. For more information, visit www.fhopartners.com or call 617-279-4555.

About Commonwealth Ventures LLC

Commonwealth Ventures, LLC is a Connecticut-based commercial real estate company focusing on development and investment opportunities throughout New England. Founded in 2003, Commonwealth was formed to identify, develop, and manage commercial real estate projects that provide superior risk-adjusted returns. Our partners are large, institutional investors with broad-based experience in the development, redevelopment and acquisition of commercial real estate. For more information, visit www.commonwealthventures.com.

About Kennedy Associates

Kennedy Associates is the nation's largest private real estate advisor. With six offices across the country, the 120-person team advises public and corporate pension systems, university endowments and sovereign wealth funds as well as a large commingled fund, the Multi-Employer Property Trust. Kennedy is a national leader in Responsible Property Investing. RPI considers environmental and social ramifications, as well as fiduciary responsibilities, in managing real estate investments. Kennedy Associates, the EPA's 2009 Energy Star Partner of the Year, has approximately \$2.5 billion in LEED projects completed or in process, and was named one of nine inaugural recipients of the Sustainable Cities Awards presented in 2008 by the Financial Times and the Urban Land Institute. Kennedy has built its reputation over 31 years as a value-add investor in all major property types. For more information, visit www.kennedyusa.com.

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