

**LIGGETT VECTOR BRANDS, INC., LEASES 1,477 SQUARE FEET IN
EXTON IN AN AGREEMENT BROKERED BY LIEBERMAN EARLEY & COMPANY**

WEST WHITELAND TWP, PA Lieberman Earley & Company has negotiated the lease of a new class A office condominium unit, totaling approximately 1,477 square feet of office space within The Commons at Oaklands, a 128,600 square foot, 14 building office complex here.

Phil Earley, a principal with Lieberman Earley & Company in Wayne, PA., represented the owner, The Commons at Oaklands, Inc., and Gabriel Guillois of The Lundy Group, assisted the tenant, Liggett Vector Brands, Inc., in this transaction.

Aggregate rental of the lease was in excess of \$206,000.

According to their website, "Liggett Vector Brands, Inc. is the exclusive sales, marketing and distribution agent for Liggett Group and Vector Tobacco. They offer an extensive line of quality tobacco products proudly made in the USA. Their corporate office is located in Research Triangle Park, NC." They will be occupying their new suite in January of 2008.

The Commons at Oaklands is located on Lincoln Highway (Rt. 30) adjacent to the Exton/Downingtown exit of the Route 30 Exton Bypass. The Commons consists of one and two story freestanding structures ranging in size from 5,400 to 33,800 square feet. Fractional condominium units as small as 1,500 square feet are also available.

Built-in features of The Commons at Oaklands include brick exteriors, full sprinkler protection, tenant controlled heating, ventilating and air conditioning systems, separately metered utilities, vaulted ceiling lobbies, thermal pane window systems, 9' ceilings, highly visible sign options, custom designed interior decors to accommodate a wide variety of decorating tastes and paved, lighted parking for 4 cars per 1,000 square feet of building area.

“The Commons at Oaklands presents an excellent opportunity for medical practitioners, healthcare professionals and small to medium enterprises to own their office space and build equity in the rapidly appreciating Chester County real estate market. In addition, units can be easily divided, making them perfect for a user/investor seeking to occupy a portion of the space while leasing unneeded areas,” Earley said.

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