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**ROYAL FARMS SIGNS LEASE WITH ST. JOHN PROPERTIES FOR NEW
FREE-STANDING LOCATION AT BALTIMORE CROSSROADS@95**

*Full-service convenience store will be constructed at intersection of MD Route 43 and
Crossroads Circle, with completion scheduled for winter 2011*

BALTIMORE (September 28, 2010) – Royal Farms has signed a lease with St. John Properties, Inc. with the intention to construct a new 5786 square foot full-service convenience store within The Retail Village component of the Baltimore Crossroads@95 business community. More than five million square feet of commercial office space is planned for the 1100-acre mixed-use business community located near White Marsh, positioned off the MD Route 43 extension that connects Eastern Boulevard with Interstate 95. The Park, upon final build-out, will include up to 120,000 square feet of retail space, several full-service hotels and offices for more than 10,000 employees.

Headquartered in Baltimore since 1959, Royal Farms manages a chain of stores stretching throughout more than 125 locations in Maryland, Delaware, Virginia and Pennsylvania. The diversity of product offerings range from breakfast sandwiches and coffee to the signature Royal Farms Chicken, and made-to-order hot and cold submarine sandwiches. Royal Farms also offers “on-the-go” snacks including wraps, salads and fruit and vegetable cups, as well as household staple products such as milk, juice and assorted dairy products. Most stores are open 24 hours a day, seven days a week, with the majority featuring Royal Farms Performance Fuel stations for automobiles, trucks, motorcycles, boats and assorted machinery.

The Retail Village at Baltimore Crossroads is designed to support businesses and employees working within the mixed-use business community, as well as the more than 175,000 consumers residing within a five-mile radius of Baltimore Crossroads @95. St. John Properties is pursuing a mixture of restaurants, soft good retailers, business services and general interest merchants to the center. Construction of the Royal Farms retail building is expected to begin spring 2011, with a targeted opening in fall 2011.

“Royal Farms is a highly-recognizable brand among Baltimore-area consumers that is associated with quality food products, excellent service and its ability to quickly respond to an immediate need – be it a hot cup of coffee or a fill-up,” stated Jerry Wit, Senior Vice President - Marketing for St. John Properties, Inc. “The store has selected an extremely visible location along MD Route 43 that will attract a steady flow of customers throughout all day parts. Our current and future roster of tenants will especially appreciate the presence of Royal Farms for its selection of food choices for breakfast, lunch, dinner or an in-between meal,” he added.

The architecture of The Retail Village at Baltimore Crossroads is reminiscent of an old “Main Street” environment with varying storefront heights on the exterior facade, classic lines highlighted with yellow overhangs, arches and red brick construction. A two-story element creates additional interest to the project and offers the opportunity for upper-level office space for selected merchants. Ample free parking surrounds the center at the rate of four vehicles per 1000 square feet of space, and tenant sizes begin at 1500 square feet of space.

To date, St. John Properties has completed 14 buildings, representing more than 415,000 square feet of space with Baltimore Crossroads@95 and has leased space to more than 30 tenants.

About St. John Properties

St. John Properties, Inc., founded in 1971 as MIE Properties, owns and has developed more than 15 million square feet of R&D/flex, office, warehouse and retail space in Maryland, Colorado, Louisiana, Virginia and Wisconsin. For more information about the company, visit www.sjpi.com.