



60 2008 00028795

Allegheny County
Valerie McDonald Roberts
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2008-28795

Recorded On: October 02, 2008 As-Deed Agreement

Parties: LIBERTY AVE HOLDINGS L L C

To DOMINION RESOURCES SERVICES INC

of Pages: 4

Comment: TERM MEMO LEASE

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Deed Agreement		45.00
Pages > 4	0	
Names > 4	0	
Total:		45.00

Valerie McDonald Roberts, Manager - BLOCK AND LOT NUMBER

	TERM MEMO LEASE
Date: 10-3-2008	Ent. By: SE

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2008-28795
 Receipt Number: 1214010
 Recorded Date/Time: October 02, 2008 11:22:08A
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 User / Station: J Clark - Cash Super 07

J W D ABSTRACT
 WILL CALL
 PITTSBURGH PA 15219



Valerie McDonald Roberts, Manager
Dan Onorato, Chief Executive

Return to: File 08-PHI-0630

Fidelity National Title Insurance Company
1515 Market Street, Suite 1325
Philadelphia, PA 19102

Property: 625 Liberty Avenue
City of Pittsburgh, Allegheny County, Pa. *2nd wd*

Parcel ID #: 0001-D-0080-0000-00

②
*WILL CALL
JUD
ABSTRACT*

TERMINATION OF MEMORANDUM OF LEASE

AS of the 23rd day of September, 2008 and made effective ^{to}

THIS TERMINATION OF MEMORANDUM OF LEASE is made as of this *25th* day of September, 2008, by Liberty Avenue Holdings, L.L.C., a Delaware limited liability company, ("**Landlord**") with respect to that certain Lease (as defined herein) with Dominion Resources Services, Inc., a Virginia corporation ("**Tenant**").

RECITALS

A. 625 Liberty Avenue Corporation, a Delaware corporation (predecessor in interest to Landlord) and Consolidated Natural Gas Service Company, Inc., a Delaware corporation (predecessor in interest to Tenant) caused that certain Memorandum of Lease, dated December 13, 1993, and effective December 27, 1993, to be recorded in the Office of the Recorder of Deeds, Allegheny County, Pennsylvania in Deed Volume 9136 page 565 (the "**Memorandum**").

B. The Memorandum recites the essential terms of a lease between Landlord and Tenant (the "**Lease**"). The Lease has expired by its terms, and Landlord desires to evidence the termination of the Memorandum.

NOW, THEREFORE, Landlord hereby declares as follows:

1. The Lease has expired by its terms and has not been renewed or extended. The Memorandum is terminated effective immediately and is of no further force or effect.

2. Tenant is no longer in possession of any portion of the property demised pursuant to the Lease and the Memorandum and has no rights whatsoever to any of the property.

3. The right of first refusal contained in the Memorandum and in the Lease has never been exercised by Tenant and said right of first refusal is hereby terminated.


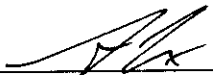
4. Landlord is executing this Termination on its own behalf, as Tenant is no longer in possession of the property and Landlord does not have contact information for the Tenant.

IN WITNESS WHEREOF, the duly authorized representative of Landlord has signed this instrument effective the day and year first above written.

LANDLORD:

WITNESS:

LIBERTY AVENUE HOLDINGS L.L.C., a
Delaware limited liability company


_____ By: 
Name: Andrew Lax
Title: Vice President

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On this 23rd day of September, 2008, before me, the undersigned Notary Public personally appeared Andrew Lax, who acknowledged himself/herself to be the Vice President of Liberty Avenue Holdings L.L.C, a Delaware limited liability company, and that he/she as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such Vice President.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public

My Commission Expires:
Notary Public, State of New York
No. 01490154287
Qualified in Kings County
Certificate Filed in New York County
Commission Expires October 23, 2010