

***John F. Kennedy International Airport
Lease Agreement with AMB Property***

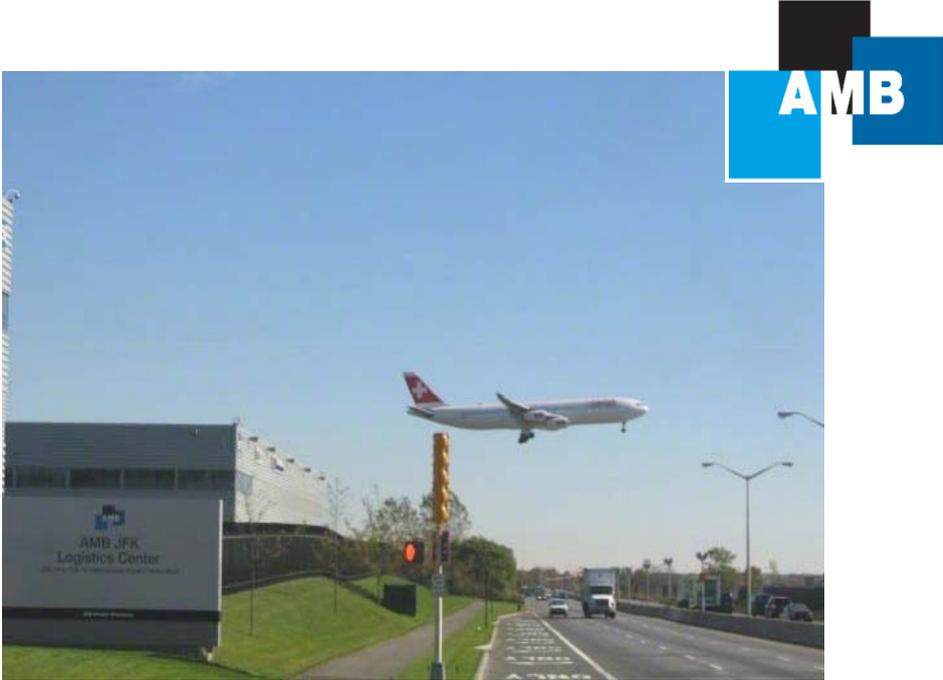
Buildings 75 and 77 at JFK



AMB Property – Proposed Agreements

Investment: \$3 Million within 5 Years

PA Revenue Share:	Occupancy:
80%	At or above 80%
90%	Between 79 and 70%
100%	Less than 70%



AMB Operations at JFK

Tenant Since 2002

Combined Occupancy of Over 95 Percent

Multi-Tenant Facilities - Build-to-Suit Space

More than 200 Direct and Indirect Jobs



AMB Property Lease Terms

Aggregate Rental: \$127 Million

Land:

Building 75 **10.13 Acres**

Building 77 **15.75 Acres**

Term:

Building 75 **12 Years to 2025**

Building 77 **10 Years to 2025**