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**FHO PARTNERS ANNOUNCES 22,000-SQUARE-FOOT EXPANSION FOR
EPSILON IN WAKEFIELD**

*MARKETING SERVICES FIRM EXPANDS WAKEFIELD OFFICE SPACE BY 20% FOR
FUTURE GROWTH OPPORTUNITIES*

WAKEFIELD, MA – February 16, 2010 – FHO Partners, leader in the commercial real estate services field with extensive experience in the greater Boston office market, today announced a 22,000-square-foot lease expansion for Epsilon, the industry’s leading marketing services firm. The eight-year lease agreement will increase Epsilon’s total presence at its 601 Edgewater Drive facility to 135,000-square-feet, and will provide additional opportunity for growth and expansion.

According to Epsilon President and CEO, Bryan Kennedy, “Epsilon has a long and successful 40 year history in the Boston area. Wakefield has been a home to Epsilon associates for over six years and we look forward to growing into our new space as we increase our presence and continue to recruit the top talent in the region to best service our vast global client base.”

“Epsilon’s growth is a testament to the quality of its industry-leading talent and expertise, and an indicator that innovative firms like Epsilon are paving the way with the most advanced services and technology available today,” said John Boyle, Partner at FHO

Partners. “We were pleased to assist Epsilon with its expansion, and we commend this dynamic company for its commitment to growth in Massachusetts.”

Last December, Governor Patrick and Lt. Gov. Murray visited Epsilon to highlight the strength of Massachusetts’ information technology cluster of businesses, and recognize Epsilon executives for their decision to expand in the Bay State. John Boyle and Michael O’Leary of FHO Partners represented Epsilon in the transaction, and Chip Batchelder, Managing Director of Wyman Street Advisors represented Hobbs Brook Management, LLC, owner of 601 Edgewater Drive.

Epsilon is the industry’s leading marketing services firm, ranked by Ad Age as the #1 Direct Marketing Agency. Epsilon is the world’s largest permission-based email provider, sending more than 40 billion emails each year on behalf of its clients. The company also offers strategic consulting, database and loyalty technology, predictive modeling and a full range of creative and interactive services to its 2,500 global clients. Epsilon currently employs 400 at its campus in Wakefield, MA.

Hobbs Brook Management LLC is both an owner and an operator, Hobbs Brook Management LLC is committed to providing its tenants and their employees with a reliable and fully functional business environment. For leasing information, please visit www.hobbsbrook.com.

FHO Partners is a commercial real estate firm providing brokerage and transaction management services to multi-market, national and international corporate real estate portfolios, both owned and leased. In the world of commercial real estate, FHO Partners’ people-powered approach stands out. The senior partners of the firm have worked together for more than 20 years providing customized advisory consulting and brokerage services to a range of corporate and institutional clients locally, nationally and overseas. For more information, visit www.fhopartners.com or call 617-279-4555.