

EXHIBIT A

List of Amended Leases

<u>Store Code</u>	<u>Landlord Name</u>	<u>Store Location</u>
AAC	Woodbury Office Seven	417 Crossways Park Drive, Woodbury, NY
ABR	BINA Realty	558 86th Street, Brooklyn, NY
ABY*	Restful Furniture Corporation	700 Sunrise Highway, Patchogue, NY
AEL*	88-12 Queens Boulevard, LLC	88-12 Queens Boulevard, Elmhurst, NY
AFD	TMCC, Inc.	1821 Route 110, E. Farmingdale, NY 11735
AKP	Ayres Associates	2233 Flatbush Avenue, Brooklyn, NY
BAR	Robert J. Sabbagh, George A. Wardi and Henry J. Wardi	8515-8517 Fourth Avenue, Brooklyn, NY
BP	M&K Post Road Associates, LLC	1770-1776 Boston Post Road, Milford, CT
CB	MJD Investment Company	1000 East Imperial Highway, Suite A-3, Brea, CA
CCB	280 Metro L.P.	280 Metro Center, Colma, CA
CCC	William A. Benbassat	5901-03 Sepulveda Boulevard, Culver City, CA
CD	Enea Properties Company, LLC	6698 Amador Plaza Road, Dublin, CA
CFH	P.O.B. Apollo Fremont, L.P.	39133 Fremont Hub, Suite 341, Fremont, CA
CG	Lexington Partners	114 North Brand Boulevard, Glendale, CA
CHB	GGF Huntington, LLC	16672 "B" Beach Boulevard, Huntington Beach, CA
CLT	Midland Pacific LLC	18477 Ventura Boulevard, Tarzana, CA
CPA	Irwin Sherry	80 North Lake, Pasadena, CA
CRP	Man Je Kim	5673 Redwood Drive, Rohnert Park, CA
CS	Ostrich, Inc.	3550 Stevens Creek Boulevard, Suite 130, San Jose, CA
CSA	Tommy Kennedy	729 Fourth Street, San Rafael, CA
CSM	HK Bashi	1745 S. El Camino Real, San Mateo, CA
CTO	Barbara C. Escallier, Jeffrey V. Escallier, and Goodman Family Partners	125 North Moorpark Road, Thousand Oaks, CA
CTU	The Irvine Company LLC	2836 El Camino Real, Tustin, CA
CVN	1900-1902 Van Ness LLC	1900 Van Ness Avenue, San Francisco, CA
CWH	Klein-Miller Investment Co.	8751 Beverly Boulevard, Los Angeles, CA
FR	Pond Road Associates, LLC	4345 Highway 9, Freehold, NJ
GEO	Nam Won Paek	1634 Wisconsin Avenue, N.W., Washington, DC
HC	Pine Top Associates	Archway Shopping Center, Scarsdale, NY
HNJ	Holmdel Towne Center LLC	Holmdel Towne Shopping Center, Holmdel, NJ
HNY	Fata Equities, LLC	74 West 125th Street, Harlem NY 10027
HR	Samuel Lotstein Realty Company, LLC	1141 High Ridge Road, Stamford, CT
JGC	Ayelet Management LLC	2400 Grand Concourse, Bronx, NY
JLF	Sherwood 110 Corp.	1161 and 1681A Broad Hollow Road and Sherwood Avenue, Farmingdale, NY
JLK	Kingsway Plaza Associates	2078 Coney Island Avenue, Brooklyn NY 11223
JLV	Toys "R" Delaware-Inc.	West Sunrise Highway, Valley Stream, NY
JLY	B.T.M.I., Ltd.	2345 Central Avenue, Yonkers, NY
JP	NTH 255W, LLC	255 Route 4 West, Paramus, NJ
JSO	Stratis Corporation, Inc.	936-940 US Highway 22, Somerville, NJ
JUC	Glenn A. Herrigel and Marianne S. Herrigel	2550 Route 22, Union, NJ

JWC	Plaza K Shopping Center	171 US Highway 1 South, Metuchen, NJ 08840
MCO	Dobbin Corner, LLC	6478 Dobbin Center Way, Columbia, MD
MGC*	Cipriano Square Plaza Corporation	Cipriano Square Plaza, D-2 and E-1, Greenbelt, MD
MNJ	BPGI TIC, LLC, BPG LTD TIC, LLC, EAST GATE EGS TIC, LLC, EGS INV TIC, LLC, Bergen PA TIC, LLC and Marlborough TIC, LLC	Store 17 - East Gate Square, Mt. Laurel Township, Moorestown, NJ
MNY	Middletown 1 Resources L.P.	470 Route 211 East - Suite 20 Middletown NY 10940
MP	Greenspring Associates Limited Partnership	Reisterown Road, Owings Mills, MD
MWA	CW Waldorf Retail LP	The Festival at Waldorf Shopping Center, Route 301 and Route 5, Waldorf, MD
PSL	416-424 Realty Corp.	416-424 Fifth Avenue, Brooklyn, NY
RF*	Preit-Rubin, Inc.	Hudson Mall Route 440, Jersey City, NJ
RFS	Abill Realty Corp.	205 Route 46 - Unit C, Totowa, NJ
RS*	Westport Retail, LLC	1807 Post Road East, Westport, CT
SAB	905 WPR, LLC	905 Story Avenue, Bronx, NY
TAC	111 Realty Company	111 Third Avenue, New York, NY
TTS	26 West 23 rd Street Realty LLC	26 West 23 rd Street, New York, NY
UAY	Bay Plaza West, LLC	Bartow Avenue, Bronx, New York
UEH	Beller and Beller	375 County Road 39 (f/k/a 375 North Highway), Southampton, NY
UJC	College Avenue, Inc.	85 East Route 59, Nanuet, NY
UJN*	Jacob Pearlstein, LLC	190-10 Northern Boulevard, Flushing, NY
UMA	Annapolis Harbour Center Associates, LLC	Annapolis Harbour Center, A-5, Anne Roundel County, MD
UPA	C.J. Realty, L.P.	325 North Broadway, Jericho, NY
USC	Carol Last and Daniel Goldman d/b/a Woodrose Realty Co.	30-52 Steinway Street, Astoria, NY
UTS*	902 Associates (C/o Williams Real Estate)	902 Broadway, New York, NY
VBC	Leesburg Pike Center LLC	3501-B South Jefferson St. - Leesburg Pike Plaza Baileys Crossroads, VA
WFN	Frank O. Algier	1839 South Road, Wappingers Falls, NY
WNJ	Twelve Sixty Three - M, L.L.C.	Ridge Road and Route 522, South Brunswick, NJ
WSF	AMB-SGP CIF-I, LLC	2960 Alvarado Street, Units C-D, San Leandro, CA

* Modification agreements agreed to in-principle and awaiting execution.