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Hempel Renews TKDA Lease at UBS Plaza

Saint Paul, MN – May 16, 2007– TKDA, an engineering, planning and architectural firm, has renewed its 50,000 square foot lease for another ten years at UBS Plaza. The firm occupies four floors of the 25-story, 229,700 square foot tower located at the intersection of Cedar and Seventh Street in downtown Saint Paul.

The new lease also allows for a takedown of additional square feet for TKDA in anticipation of the firm's growth. The decision to stay in Saint Paul was not difficult for TKDA, determining the exact location was, comments Bill Deitner, CEO of TKDA, "We've been in downtown Saint Paul for nearly 97 years. We are committed to this city."

In consideration of their space requirements and future growth, TKDA analyzed acquisition and build-to-suit options as well as leasing in other downtown Saint Paul buildings. "Consolidating at UBS presented the best value for us and we were able to work with Hempel in negotiating a favorable deal to stay," adds Deitner. Thomas Braman of Braman & Associates, Inc. represented TKDA in their lease negotiations.

Improving market dynamics were the driving force behind the early renewal. Vacancy in class A is diminishing and rental rates are increasing. Hempel is seeing a significant jump in leasing activity at UBS. The Maple Grove- based developer acquired the

property in October 2006. The United Properties team of Tom Stella and Eric King are the listing agents at UBS Plaza and represented Hempel in their negotiations with TKDA.

“TKDA is a great tenant for UBS Plaza and downtown Saint Paul. They are highly regarded in the architectural and engineering industry. We look forward to continuing our relationship with them,” said Jon Hempel, president of Hempel Properties.

About TKDA:

Headquartered in downtown Saint Paul since 1910, TKDA provides engineering, architecture and planning services to clients throughout the United States in five key markets -- aviation, rail, surface transportation, municipal services and facilities. TKDA’s multi-disciplined resources provide access to a broad range of planning and design professional services including: *Engineering* - Civil, Structural, Mechanical, Electrical; *Architecture* - Programming, Space Planning, Interior Design, Landscape Architecture, and *Planning* - Comprehensive, Land Use, Transportation, Traffic and Environmental.

About Hempel Properties:

Hempel Properties is a Minneapolis/St.Paul- based developer of retail, office, multi-family and industrial properties. They are recognized for their responsive and proactive approach to development partnerships which result in timely and innovative real estate solutions. www.hempelproperties.com

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