

PRESS RELEASE

Baker Donelson Renews Lease at Republic Centre

February 20, 2014

(Chattanooga, TN / February 20, 2014) Baker Donelson, the state's largest law firm, has entered into a multi-year agreement to renew the lease for its Chattanooga office space in Republic Centre.

As part of the renewal, Baker Donelson will modernize and renovate its existing 37,440 square feet of office space at Republic Centre, which is the tallest building in Chattanooga's central business district and is managed by Jim Berry Company. The renovated office space will include a state-of-the-art conference center and will accommodate at least 55 attorneys, versus the current capacity of 43 attorneys, without adding any additional square footage. The Firm also obtained certain building signage rights under the agreement.

"Our goal was to optimize the utility of the office space and allow for growth while decreasing the amount of square footage per attorney and improving overall financial performance. We were able to achieve that and more," said Russell W. Gray, managing shareholder of Baker Donelson's Chattanooga office and a member of the Firm's Board of Directors. "We're also excited that the added building signage will make the Baker Donelson presence a visible part of the city's central business district, and we look forward to continuing to call Republic Centre our home."

Steve Hunt, Managing Partner with Berry & Hunt, which represented the landlord in the lease transaction notes, "We are thrilled with Baker Donelson's decision to continue to call Republic Centre home. We strive to be a true business partner with our tenants, and this new, multi-year lease agreement with Baker Donelson is a great testament to our past relationship and future commitment. We look forward to continuing our service to this prestigious law firm as we have for the past 22 years."

To achieve greater efficiencies, Baker Donelson will decrease the size of its law library, downsize internal records rooms, remove internal staircases and adjust individual offices to a more standard and flexible size. Additional improvements will include upgraded lighting, restrooms and common areas. Baker Donelson worked with the corporate interior design firm of Sorci & Swords Design on space analysis, layout and design.

Larry Jensen, SIOR, President & CEO of Cushman & Wakefield/Commercial Advisors (CA), and Matt Weathersby, SIOR, CCIM, Principal at CA, represented Baker Donelson on the lease extension.

"We are proud to have been a part of the team to achieve this lease renewal for Baker Donelson's Chattanooga office," said Mr. Jensen. "By making the most of the existing space while allowing for future growth, this agreement ensures Baker Donelson will continue to be a vital part of Chattanooga's central business district."

About Cushman & Wakefield/Commercial Advisors:

[Cushman & Wakefield/Commercial Advisors](#) is one of the founding members of the Cushman & Wakefield Alliance program. For more than 20 years the firm has provided real estate services and solutions in Tennessee, Arkansas and Mississippi. Service lines include brokerage, consulting and advisory services in office, industrial, farmland, land, and retail real estate. The Business Services group (CABS) assists with the business requirements of clients including: acquisition of facilities, lease negotiations, business incentives and sales transactions.

About Republic Centre:

Showcasing Jim Berry's legacy and commitment to his adopted hometown, Republic Centre continues to serve as a premier business location in the Chattanooga office market. Expertly managed by Jim Berry Company for over 25 years, Republic Centre received the EPA's prestigious Energy Star Award in 2010. Created in 1999, the partnership of Berry & Hunt provides a full range of real estate leasing and management services, including commercial brokerage, and the development of Class A office space.