



EOLA CAPITAL

FOR IMMEDIATE RELEASE

Eola Capital Signs 81,500 Square Foot Lease with Nova Southeastern University at Sabal Corporate Center

- NSU to Relocate Tampa Student Educational Center and Expand Academic Programs -

ORLANDO, FL (December 2, 2008) – Eola Capital, an Orlando-based real-estate investment company, has signed an 81,500-square-foot, 10-year lease at the Sabal Corporate Center with the Ft. Lauderdale-based Nova Southeastern University (NSU). The three-story, suburban office building located in Tampa will serve as the new location for NSU's Tampa Student Educational Center. NSU has other Student Educational Centers in Miami, West Palm Beach, Orlando, Jacksonville and Ft. Myers. Jamie Puddicombe of Palmaple Corporation represented the tenant in the acquisition of the space.

"We're extremely pleased to continue working with Nova Southeastern University. This significant expansion is an exciting improvement for the Tampa community," said Kyle Burd, Regional Vice President of Eola Capital.

NSU currently leases 41,000-square-feet of office space in Eola Capital's Sabal Park Plaza building. The new space will double NSU's Tampa operations, which has been offering graduate and undergraduate degrees in business, education, psychology, counseling, health care, and leadership for more than 30 years. Currently, NSU has 1,200 students in Tampa. Additionally, the new site will offer a new anesthesiologist assistant degree through NSU's College of Allied Health and Nursing with classes expected to commence in June 2009. This degree program will be the first of its kind in Tampa.

The Sabal Corporate Center building is a class A office building located at 3632 Queen Palm Drive in Tampa, Fla. The building will be 100 percent occupied with the new contract. Eola Capital plans to make various improvements to the space prior to contract commencement in the first quarter of 2009.

About Eola Capital

Eola Capital is a privately held real estate investment firm that owns, operates and manages office buildings throughout the southeastern United States. Based in Orlando with offices in Atlanta, Charlotte, Columbia, Fort Lauderdale, Jacksonville, Orlando, Panama City, Richmond, Tallahassee and Tampa, Eola Capital acquires real estate investments that achieve above-average, risk-adjusted returns for its investment partners. For more information, visit www.EolaCapital.com.

About Nova Southeastern University

Located on 300 beautiful acres in Ft. Lauderdale, Nova Southeastern University is a dynamic fully accredited institution dedicated to providing high-quality educational programs of distinction from preschool through the professional and doctoral levels. NSU has more than 27,000 students and is the sixth largest not-for-profit independent institution nationally. The university awards associate's, bachelor's, master's, specialist, doctoral, and first-professional degrees in a wide range of fields, including business, counseling, computer and information sciences, education, medicine, optometry, pharmacy, dentistry, various health professions, law, marine sciences, early childhood, psychology and other social sciences. For more information visit www.nova.edu.

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