

CONSOLIDATED STATEMENTS OF INCOME  
For the three and six months ended June 30, 2010 and 2009  
(dollars in thousands, except per share amounts)

	<u>Three Months Ended 6/30/10</u>	<u>Three Months Ended 6/30/09</u>	<u>Six Months Ended 6/30/10</u>	<u>Six Months Ended 6/30/09</u>
<b>REVENUE</b>				
Rental	\$ 82,802	\$ 81,216	\$ 165,884	\$ 162,928
Other	<u>664</u>	<u>85</u>	<u>770</u>	<u>839</u>
Total revenue	<u>83,466</u>	<u>81,301</u>	<u>166,654</u>	<u>163,767</u>
<b>EXPENSES</b>				
Depreciation and amortization	23,524	22,782	46,755	45,529
Interest	21,576	21,367	42,971	42,777
General and administrative	6,650	5,006	13,360	10,956
Property	1,684	1,786	3,798	3,921
Income taxes	<u>277</u>	<u>308</u>	<u>555</u>	<u>610</u>
Total expenses	<u>53,711</u>	<u>51,249</u>	<u>107,439</u>	<u>103,793</u>
Income from continuing operations	<u>29,755</u>	<u>30,052</u>	<u>59,215</u>	<u>59,974</u>
Income from discontinued operations:				
Real estate acquired for resale by Crest	158	226	365	102
Real estate held for investment	<u>1,135</u>	<u>2,282</u>	<u>1,674</u>	<u>2,569</u>
Total income from discontinued operations	<u>1,293</u>	<u>2,508</u>	<u>2,039</u>	<u>2,671</u>
Net income	31,048	32,560	61,254	62,645
Preferred stock cash dividends	<u>(6,063)</u>	<u>(6,063)</u>	<u>(12,127)</u>	<u>(12,127)</u>
Net income available to common stockholders	<u>\$ 24,985</u>	<u>\$ 26,497</u>	<u>\$ 49,127</u>	<u>\$ 50,518</u>
Funds from operations available to common stockholders (FFO)	\$ 46,791	\$ 47,180	\$ 93,443	\$ 93,915
Per share information for common stockholders:				
Income from continuing operations:				
Basic and diluted	\$ 0.23	\$ 0.23	\$ 0.45	\$ 0.46
Net income:				
Basic and diluted	\$ 0.24	\$ 0.26	\$ 0.47	\$ 0.49
FFO, basic and diluted <sup>(1)</sup> :				
FFO before Crest contribution	\$ 0.45	\$ 0.45	\$ 0.90	\$ 0.91
Crest Net Lease	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total FFO	\$ 0.45	\$ 0.46	\$ 0.90	\$ 0.91
Cash dividends paid	\$ 0.430	\$ 0.426	\$ 0.859	\$ 0.851

<sup>(1)</sup> The above FFO per share amounts have been rounded to the nearest two decimals and, as such, the individual amounts may not add up to the "Total FFO" amount.