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KOSMOS ENERGY SIGNS LEASE AT PARK LANE IN DALLAS

DALLAS (August 18, 2008)— Harvest Partners, a Dallas-based developer, announced today that Kosmos Energy has signed an office lease for over 50,000 square feet at Park Lane, a 33.5-acre mixed-use development currently under construction in Dallas. This marks the first office lease signed in one of the new buildings at Park Lane. The new office space will be located within the core of the development.

“Kosmos Energy is an excellent addition to Park Lane’s office tenancy,” said Eliot Barnett, managing partner of Harvest Partners. “Kosmos recognized that being in Park Lane will afford its employees the benefits of the surrounding amenities. Park Lane will include such retail tenants as a flagship Whole Foods Market, Dick’s Sporting Goods and Nordstrom Rack, as well as more than 50 other stores and restaurants – many of them unique to Dallas. In addition Park Lane will have one of the most luxurious sports and fitness center, Sports Club/LA.”

Kosmos Energy is an international oil exploration and production company focused on emerging and frontier basins offshore in West Africa.

“This is an ideal site for our company because it offers employees a centrally located space in an all-inclusive setting,” said James C. Musselman, Kosmos Energy’s Chairman and Chief Executive Officer.

“The ‘Kosmos’ building is one of the first office buildings to be constructed on the Central Expressway corridor since 2000,” said Grant Sumner, leasing agent for Peloton Real Estate Partners. “It brings us one step closer to kicking off the next office tower in the Park Lane development.”

Broker Robert Droke represented Kosmos Energy in this transaction.

Park Lane will total approximately 750,000 square feet of office space when the project is completed. Approximately 242,000 square feet already exist in two buildings whose tenants include architectural firm BOKA Powell, the engineering firm CDC, and the Art and Culinary Institutes of Dallas.

[About Park Lane](#)

Scheduled to open in the Spring of 2009, Park Lane (www.parklannedallas.com) is a 33.5-acre mixed-use development located in Dallas, TX that sits across from NorthPark Center, one of the nation's most prominent shopping malls. In the equivalent of five city blocks, this \$750 million project will offer a unique urban experience and an unbeatable variety of options for the consumer. Park Lane will be anchored by a 109,000-square-foot flagship Whole Foods Market and a 72,000-square-foot Dicks Sporting Goods. In addition, the project will include a luxury hotel, a 78,000-square-foot SportsClub/LA, more than 625 apartments, 790,000 square feet of office space and 700,000 square feet of retail, restaurant and entertainment space.

About Harvest Partners

Harvest Partners (www.harvestpartners.net) is a commercial real estate development firm founded in 2001 to specialize in the identification, development and/or re-development of high-density, mixed-use urban properties, with a particular focus on retail. The partners, Eliot Barnett, Tod Ruble, Blaine Lee and Bob Baker, have completed well over 18 million square feet of development projects throughout their careers. In addition to Park Lane, other current projects for Harvest Partners include Harbor Point, a 28-acre retail and entertainment development on Lake Ray Hubbard in Garland, Texas, and The Landing, a 46-acre retail/residential development located in Renton (Seattle), Washington that is one of the ten largest shopping centers in the region.

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