

December 30, 2008
SN-2008-04

NOTICE TO STOCKHOLDERS

The following notice was sent to the CHX Institutional Broker Community on December 15, 2008.

To CHX Institutional Broker tenants,

As you are aware, CHX has been exploring the possibility of sub-leasing some portion of our space in the building. Although these efforts have focused on our eighth floor space, during this process, we have received inquiries about other CHX space in the building, including the “annex” space we sublet to tenants. Because our lease is our single largest expense, we feel it is imperative that we explore every option available to us going forward.

We realize that the recent inquiries and the resulting showings have created uncertainty among those subleasing space from CHX. We understand that many of you depend on CHX to provide space, technology and telecom support for your business. We also recognize that the continued viability of your business is essential to CHX’s success.

At this point, we are still exploring our options with the building. Ideally, we would give up a large amount of space while continuing to provide space and connectivity for our customers. So far, we have not received any proposal that we could realistically accept and, barring such a proposal, we will continue under our current lease.

That said, it is now time for the renewal of subleases. This year we have made some changes to the standard sublease that we believe will provide more certainty for both parties. We have summarized these changes below.

- **Longer Lease Term** – The new sublease will extend through the end of the CHX lease in 2015. Therefore, the lease will not be subject to change each year as past subleases were.
- **Longer Notice to Terminate** – The new sublease provides the option to terminate upon six (6) months written notice. Therefore, either party can terminate the lease before 2015 but must provide the other with at least six months written notice.
- **Discontinuation of Rent Abatement** – Rent rates will return to 2007 levels. We lowered rent rates for the trading floor in 2008 due to the possibility that we might require firms to change locations on the floor to accommodate a re-configuration of the space. Effective March 1, 2009 we will be raising the rates back to the 2007 level and they will remain at this level through 2009.
- **Rental Rates** – After 2009, CHX will have the ability to adjust rates on a yearly basis but will provide at least six (6) months notice prior to any rate change.

We are planning to distribute copies of the new subleases and required consents for your review and signature in the coming week. As always, we are here for any questions you may have.

Dave Herron
CEO, CHX