

## Summary of Unsecured Public Debt Covenants

Updated For Current Quarter Calculations

June 30, 2010

	<u>Required</u>	<u>6/30/10</u>	<u>3/31/10</u>	<u>12/31/09</u>	<u>9/30/09</u>
<b>Fair Market Value Calculation Method Covenants <sup>(a)</sup></b>					
Total Consolidated Debt to Total Consolidated Assets	≤ 65%	36%	35%	34%	42%
Secured Consolidated Debt to Total Consolidated Assets	≤ 40%	7%	7%	7%	8%
Consolidated Income for Debt Service to Consolidated Debt Service	≥ 1.5x	2.7	2.6	2.5	2.5
Unencumbered Consolidated Assets to Unsecured Consolidated Debt	>150%	292%	309%	310%	250%
<b>Historical Cost Basis Covenants <sup>(a)</sup></b>					
Total Consolidated Debt to Total Undepreciated Assets	≤ 60%	43%	40%	39%	41%
Secured Consolidated Debt to Total Undepreciated Assets	≤ 40%	8%	9%	8%	8%
Consolidated Income for Debt Service to Consolidated Debt Service	≥ 1.5x	2.7	2.6	2.5	2.5
Unencumbered Consolidated Assets to Unsecured Consolidated Debt	>150%	248%	262%	263%	240%

<sup>(a)</sup> For a complete listing of all Debt Covenant related to the Company's Senior Unsecured Notes, as well as definitions of the above terms, please refer to the Company's filings with the Securities and Exchange Commission.