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ONE LIBERTY PROPERTIES DECLARES  
REGULAR QUARTERLY CASH DIVIDEND

Great Neck, New York – June 14, 2010 – One Liberty Properties, Inc. (NYSE:OLP) announced today that its Board of Directors has declared its regular quarterly cash dividend of \$.30 per share of common stock payable on July 7, 2010 to stockholders of record on June 28, 2010.

One Liberty Properties is a real estate investment trust which invests in commercial real estate, primarily net leased properties, and other real estate related investments.

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