

REALTY INCOME CORP  
Form 305B2  
June 17, 2010

Registration No. 333-158169

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FORM T-1

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

STATEMENT OF ELIGIBILITY  
UNDER THE TRUST INDENTURE ACT OF 1939 OF A  
CORPORATION DESIGNATED TO ACT AS TRUSTEE

CHECK IF AN APPLICATION TO DETERMINE  
ELIGIBILITY OF A TRUSTEE PURSUANT TO  
SECTION 305(b)(2)       x

THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A.  
(Exact name of trustee as specified in its charter)

(State of incorporation      95-3571558  
if not a U.S. national bank) (I.R.S.  
employer  
identification  
no.)

700 South Flower Street  
Suite 500  
Los Angeles, California      90017  
(Address of principal      (Zip code)  
executive offices)

REALTY INCOME CORPORATION  
(Exact name of obligor as specified in its charter)

Maryland      33-0580106  
(State or other jurisdiction of (I.R.S.  
incorporation or      employer  
organization)      identification  
no.)

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600 La Terraza Boulevard  
Escondido, California 92025-3873  
(Address of principal executive offices) (Zip code)

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Debt Securities  
(Title of the indenture securities)

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1. General information. Furnish the following information as to the trustee:

(a) Name and address of each examining or supervising authority to which it is subject.

Name	Address
Comptroller of the Currency United States Department of the Treasury	Washington, D.C. 20219
Federal Reserve Bank	San Francisco, California 94105
Federal Deposit Insurance Corporation	Washington, D.C. 20429

(b) Whether it is authorized to exercise corporate trust powers.

Yes.

2. Affiliations with Obligor.

If the obligor is an affiliate of the trustee, describe each such affiliation.

None.

16. List of Exhibits.

Exhibits identified in parentheses below, on file with the Commission, are incorporated herein by reference as an exhibit hereto, pursuant to Rule 7a-29 under the Trust Indenture Act of 1939 (the "Act") and 17 C.F.R. 229.10(d).

1. A copy of the articles of association of The Bank of New York Mellon Trust Company, N.A., formerly known as The Bank of New York Trust Company, N.A. (Exhibit 1 to Form T-1 filed with Registration Statement No. 333-121948 and Exhibit 1 to Form T-1 filed with Registration Statement No. 333-152875).
2. A copy of certificate of authority of the trustee to commence business. (Exhibit 2 to Form T-1 filed with Registration Statement No. 333-121948).
3. A copy of the authorization of the trustee to exercise corporate trust powers (Exhibit 3 to Form T-1 filed with Registration Statement No. 333-152875).

4. A copy of the existing by-laws of the trustee (Exhibit 4 to Form T-1 filed with Registration Statement No. 333-162713).
6. The consent of the trustee required by Section 321(b) of the Act (Exhibit 6 to Form T-1 filed with Registration Statement No. 333-152875).
7. A copy of the latest report of condition of the Trustee published pursuant to law or to the requirements of its supervising or examining authority.

SIGNATURE

Pursuant to the requirements of the Act, the trustee, The Bank of New York Mellon Trust Company, N.A., a banking association organized and existing under the laws of the United States of America, has duly caused this statement of eligibility to be signed on its behalf by the undersigned, thereunto duly authorized, all in the City of Los Angeles, and State of California, on the 17th day of June, 2010.

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A.

By: /S/ RAYMOND TORRES  
Name: RAYMOND TORRES  
Title: SENIOR ASSOCIATE

Consolidated Report of Condition of  
**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.**  
of 700 South Flower Street, Suite 200, Los Angeles, CA 90017

At the close of business March 31, 2010, published in accordance with Federal regulatory authority instructions.

in Thousands	Dollar Amounts
<b>ASSETS</b>	
Cash and balances due from depository institutions:	
Noninterest-bearing balances and currency and coin.....	1,504
Interest-bearing balances.....	288
Securities:	
Held-to-maturity securities.....	12
Available-for-sale securities.....	581,259
Federal funds sold and securities purchased under agreements to resell:	
Federal funds sold.....	113,000
Securities purchased under agreements to resell.....	0
Loans and lease financing receivables:	
Loans and leases held for sale.....	0
Loans and leases, net of unearned income.....	0
LESS: Allowance for loan and lease losses.....	0
Loans and leases, net of unearned income and allowance.....	0
Trading assets.....	0
Premises and fixed assets (including capitalized leases).....	10,486
Other real estate owned.....	0
Investments in unconsolidated subsidiaries and associated companies.....	2
Direct and indirect investments in real estate ventures.....	0
Intangible assets:	
Goodwill.....	856,313
Other intangible assets.....	237,642
Other assets.....	166,465
<b>Total assets.....</b>	<b>\$1,966,971</b>



LIABILITIES

Deposits:	
In domestic offices .....	533
Noninterest-bearing .....	533
Interest-bearing .....	0
Not applicable	
Federal funds purchased and securities sold under agreements to repurchase:	
Federal funds purchased .....	0
Securities sold under agreements to repurchase.....	0
Trading liabilities.....	0
Other borrowed money: (includes mortgage indebtedness and obligations under capitalized leases).....	268,691
Not applicable	
Not applicable	
Subordinated notes and debentures.....	0
Other liabilities.....	210,010
Total liabilities.....	479,234
Not applicable	

EQUITY CAPITAL

Perpetual preferred stock and related surplus.....	0
Common stock.....	1,000
Surplus (exclude all surplus related to preferred stock).....	1,121,520
Not applicable	
Retained earnings.....	364,077
Accumulated other comprehensive income .....	1,140
Other equity capital components	0
Not available	
Total bank equity capital .....	1,487,737
Noncontrolling (minority) interests in consolidated subsidiaries.....	0
Total equity capital.....	1,487,737
Total liabilities and equity capital.....	1,966,971

I, Karen Bayz, Managing Director of the above-named bank do hereby declare that the Reports of Condition and Income (including the supporting schedules) for this report date have been prepared in conformance with the instructions issued by the appropriate Federal regulatory authority and are true to the best of my knowledge and belief.

Karen Bayz     )     Managing Director

We, the undersigned directors (trustees), attest to the correctness of the Report of Condition (including the supporting schedules) for this report date and declare that it has been examined by us and to the best of our knowledge and belief has been prepared in conformance with the instructions issued by the appropriate Federal regulatory authority and is

true and correct.

Troy Kilpatrick, President	)	
Frank P. Sulzberger, MD	)	Directors (Trustees)
William D. Lindelof, MD	)	

2

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