

CAPITAL LEASE FUNDING INC  
Form 8-K  
December 29, 2004

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SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of  
The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): December 23, 2004

CAPITAL LEASE FUNDING, INC.  
(Exact name of registrant as specified in its charter)

**Maryland**

**1-32039**

**52-2414533**

(State or other jurisdiction  
of incorporation)

(Commission  
File Number)

(I.R.S. Employer  
Identification No.)

**110 Maiden Lane, New York, NY**

**10005**

(Address of principal executive offices)

(Zip Code)

**Registrant's telephone number, including area code(212) 217-6300**

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 1.01. Entry into a Material Definitive Agreement.**

On December 23, 2004, our wholly-owned subsidiary, Caplease, LP, entered into a Purchase and Sale Agreement with WXV/Whippany, LLC ( Seller ), for the purchase of an office and technology center in Hanover Township, Morris County, New Jersey. The two-story building contains 149,475 square feet of space on 15 acres of land. Seller is an unaffiliated third party. The purchase price of \$48.0 million was determined through arms-length negotiations. The transaction is scheduled to close on or before January 6, 2005.

We intend to finance this acquisition on a short-term basis with proceeds from our warehouse facility with Wachovia Bank, N.A.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CAPITAL LEASE FUNDING, INC.

By: /s/ SHAWN P. SEALE

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Shawn P. Seale  
Senior Vice President, Chief Financial  
Officer and Treasurer

DATE: December 29, 2004