

Terreno Realty Corp  
Form 8-K  
January 05, 2012

**UNITED STATES**  
**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 29, 2011

**Terreno Realty Corporation**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction  
of incorporation)

**001-34603**  
(Commission  
File Number)

**27-1262675**  
(IRS Employer  
Identification No.)

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**16 Maiden Lane, Fifth Floor**

**San Francisco, CA 94108**

**(Address of principal executive offices) (Zip Code)**

**(415) 655-4580**

**(Registrant's telephone number, including area code)**

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 (see General Instruction A.2. below):

- .. 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))

**Item 1.01 Entry into a Material Definitive Agreement.**

On December 29, 2011, Terreno Realty LLC, a wholly-owned subsidiary (the **Borrower**) of Terreno Realty Corporation (the **Company**), increased its existing Senior Secured Term Loan from \$10.1 million to \$20.1 million by entering into a First Amendment to Senior Secured Term Loan Agreement (the **Amended Term Loan**) with KeyBank National Association, as administrative agent (the **Administrative Agent**), and KeyBanc Capital Markets Inc., as lead arranger.

The Amended Term Loan is secured by a pledge of the equity interests in three of the Borrower's wholly-owned subsidiaries (each, a **Subsidiary**) that each own one property. The Term Loan continues to be guaranteed by the Company and each Subsidiary. Other than as described in this Current Report on Form 8-K, there were no other material amendments to the Term Loan.

A copy of the Amended Term Loan is attached hereto as Exhibit 10.1. The foregoing summary of the Amended Term Loan is qualified in its entirety by reference to the Amended Term Loan, a copy of which is filed as Exhibit 10.1 to this Current Report on Form 8-K and is incorporated herein by reference.

**Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registration**

The information about the Term Loan under Item 1.01 of this Current Report on Form 8-K is incorporated by reference into this Item 2.03.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

**Exhibit**

| <b>Number</b> | <b>Title</b>  |
|---------------|---|
| 10.1*         | First Amendment to Senior Secured Term Loan Agreement, dated as of December 29, 2011, among Terreno Realty LLC, as Borrower, KeyBank National Association, both individually as a <b>Lender</b> and as an <b>Administrative Agent</b> , and KeyBanc Capital Markets as <b>Lead Arranger</b> |

\* Filed herewith

**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.

Terreno Realty Corporation

Date: January 5, 2012

By: /S/ Michael A. Coke  
Michael A. Coke  
President and Chief Financial Officer

**EXHIBIT INDEX**

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