

REGENCY CENTERS CORP  
Form 8-K  
October 29, 2010

**SECURITIES AND EXCHANGE COMMISSION**

**UNITED STATES**

Washington, DC 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) October 29, 2010

**REGENCY CENTERS CORPORATION**

**REGENCY CENTERS, L.P.**

(Exact name of registrant as specified in its charter)

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<b>Florida</b> <b>(Regency Centers Corporation)</b>	<b>1-12298</b> <b>(Regency Centers Corporation)</b>	<b>59-3191743</b> <b>(Regency Centers Corporation)</b>
<b>Delaware</b> <b>(Regency Centers, L.P.)</b> <b>(State or other jurisdiction</b> <b>of incorporation)</b>	<b>0-24763</b> <b>(Regency Centers, L.P.)</b> <b>(Commission</b> <b>File Number)</b>	<b>59-3429602</b> <b>(Regency Centers, L.P.)</b> <b>(IRS Employer</b> <b>Identification No.)</b>

**One Independent Drive, Suite 114**

**Jacksonville, Florida**  
**(Address of principal executive offices)**

**32202**  
**(Zip Code)**

**Registrant's telephone number including area code: (904)-598-7000**

**Not Applicable**

**(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))

**Item 8.01: Other Events.**

On October 29, 2010, Regency Centers Corporation issued a press release announcing that its operating partnership, Regency Centers, L.P. ( RCLP ), had accepted for purchase \$57,623,000 of principal amount of RCLP s 6.75% Notes due 2012 and \$11,795,00 of principal amount of RCLP s 7.95% Notes due 2011 (collectively, the Notes ), which were validly tendered pursuant to RCLP s previously announced cash tender offer for the Notes (the Tender Offer ) that commenced on September 30, 2010 and expired at 11:59 p.m., New York City time, on Thursday, October 28, 2010.

The aggregate principal amounts of the Notes outstanding prior to and after the Tender Offer, respectively, are as follows:

Title of Notes, CUSIP No.	Aggregate Principal	Aggregate Principal
	Amount Outstanding Prior to Tender Offer	Amount Outstanding After Tender Offer
6.75% Notes due 2012		
CUSIP No. 75884R AK 9	\$250,000,000	\$192,377,000
7.95% Notes due 2011		
CUSIP No. 75884R AH 6	\$173,486,000	\$161,691,000

A copy of the press release issued by Regency Centers Corporation on October 29, 2010 is attached hereto as Exhibit 99.1.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibit 99.1: Press release issued by Regency Centers Corporation on October 29, 2010.

**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.

**REGENCY CENTERS CORPORATION and**

**REGENCY CENTERS, L.P.**  
(registrant)

October 29, 2010

By: /s/ J. Christian Leavitt  
J. Christian Leavitt, Senior Vice President  
Finance and Principal Accounting Officer