

CapLease, Inc.  
Form 8-K  
February 26, 2010

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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): February 26, 2010

CAPLEASE, INC.  
(Exact name of registrant as specified in its charter)

**Maryland**                      **1-32039**              **52-2414533**  
  
(State or other jurisdiction    (Commission    (I.R.S. Employer  
of incorporation)              File Number)    Identification No.)

**1065 Avenue of the Americas, New York, NY 10018**  
  
(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)

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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 2.02 Results of Operations and Financial Condition.**

This Current Report on Form 8-K and the earnings press release attached hereto are being furnished by CapLease, Inc. (the "Company") insofar as they disclose historical information regarding the Company's results of operations or financial condition for the three months and year ended December 31, 2009.

On February 26, 2010, the Company issued a press release announcing its financial results for the three months and year ended December 31, 2009. A copy of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K.

The information in this Current Report on Form 8-K, including Exhibit 99.1, shall not be deemed "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section. The information in this Current Report shall not be incorporated by reference into any filing or other document pursuant to the Securities Act of 1933, as amended, except as shall be expressly set forth by specific reference in such filing or document.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits

| <u>Exhibit</u> | <u>Description</u> |
|----------------|--------------------|
|----------------|--------------------|

|      |   |
|------|---|
| 99.1 | Press Release of CapLease, Inc. dated February 26, 2010 |
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**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.

CAPLEASE, INC.

BY: /S/ PAUL C. HUGHES

Paul C. Hughes

Vice President, General Counsel  
and Corporate Secretary

DATE: February 26, 2010

**EXHIBIT INDEX**

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