

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 01**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b>  | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|---------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 100                     | CARSON PIRIE SCOTT  | 01/31/2022                | 13,468                 | 15,229                   | 11,030                    | 4,199                    |
| 110                     | PRET A MANGER       | 05/31/2023                | 3,903                  | 4,413                    | 3,317                     | 1,096                    |
| 112                     | PROTEIN BAR         | 08/31/2023                | 2,478                  | 2,802                    | 2,608                     | 194                      |
| 115                     | RIVERSIDE NEWSSTAND | 09/30/2030                | 934                    | 1,056                    | 660                       | 396                      |
| 120                     | BOSTON BLACKIES     | 05/31/2026                | 6,205                  | 7,017                    | 6,512                     | 505                      |
| 169                     | BUILDING MANAGEMENT | 12/31/2024                | 625                    | 707                      | 696                       | 11                       |
|                         |                     |                           | <b>27,613</b>          | <b>31,224</b>            | <b>24,823</b>             | <b>6,401</b>             |

**NOTES:**

1. SUITE 110: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
2. SUITE 112: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
3. SUITE 120: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 9-18 MONTHS NOTICE
4. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 03**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b>     | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 300                     | FITNESS CENTER         | 12/31/2024                | 6,099                  | 7,537                    | 7,471                     | 66                       |
| 399                     | FITNESS CENTER STORAGE | 12/31/2024                | 451                    | 557                      | 291                       | 266                      |
|                         |                        |                           | 6,550                  | 8,094                    | 7,762                     | 332                      |

**NOTES:**

1. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 04**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 400                     | CDW CORPORATION    | 05/31/2021                | 33,153                 | 36,853                   | 35,992                    | 861                      |
|                         |                    |                           | 33,153                 | 36,853                   | 35,992                    | 861                      |

**NOTES:**

1. SUITE 400: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 05**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 500                     | CDW CORPORATION    | 05/31/2021                | 33,153                 | 36,853                   | 35,992                    | 861                      |
|                         |                    |                           | 33,153                 | 36,853                   | 35,992                    | 861                      |

**NOTES:**

1. SUITE 500: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 06**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 600                     | CDW CORPORATION    | 05/31/2021                | 33,153                 | 36,853                   | 35,992                    | 861                      |
|                         |                    |                           | 33,153                 | 36,853                   | 35,992                    | 861                      |

**NOTES:**

1. SUITE 600: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 07**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 700                     | CDW CORPORATION    | 05/31/2021                | 33,153                 | 36,853                   | 35,992                    | 861                      |
|                         |                    |                           | 33,153                 | 36,853                   | 35,992                    | 861                      |

**NOTES:**

1. SUITE 700: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 08**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 800                     | CDW CORPORATION    | 05/31/2021                | 32,733                 | 36,853                   | 35,992                    | 861                      |
|                         |                    |                           | 32,733                 | 36,853                   | 35,992                    | 861                      |

**NOTES:**

1. SUITE 800: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 09**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 900                     | CDW CORPORATION    | 05/31/2021                | 32,732                 | 36,853                   | 35,992                    | 861                      |
|                         |                    |                           | 32,732                 | 36,853                   | 35,992                    | 861                      |

**NOTES:**

1. SUITE 900: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 10**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1000                    | CDW CORPORATION    | 05/31/2021                | 33,153                 | 36,853                   | 36,192                    | 661                      |
|                         |                    |                           | 33,153                 | 36,853                   | 36,192                    | 661                      |

**NOTES:**

1. SUITE 1000: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 11**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b>  | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|---------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1100                    | ARNSTEIN & LEHR LLP | 03/31/2018                | 33,341                 | 37,055                   | 35,973                    | 1,082                    |
|                         |                     |                           | 33,341                 | 37,055                   | 35,973                    | 1,082                    |

**NOTES:**

1. SUITE 1100: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 12**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b>  | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|---------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1200                    | ARNSTEIN & LEHR LLP | 03/31/2018                | 33,315                 | 37,031                   | 36,199                    | 832                      |
|                         |                     |                           | 33,315                 | 37,031                   | 36,199                    | 832                      |

**NOTES:**

1. SUITE 1200: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 14**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b>  | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|---------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1400                    | ARNSTEIN & LEHR LLP | 03/31/2018                | 24,724                 | 28,499                   | 28,440                    | 59                       |
| 1430                    | TENANT LOUNGE       | 12/31/2024                | 3,436                  | 3,961                    | 3,969                     | -8                       |
| 1450                    | CONFERENCE ROOM     | 12/31/2024                | 3,954                  | 4,558                    | 4,500                     | 58                       |
|                         |                     |                           | <u>32,114</u>          | <u>37,018</u>            | <u>36,909</u>             | <u>109</u>               |

**NOTES:**

1. SUITE 1400: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. SUITE 1400: RIGHT OF FIRST OFFER OPTION, ANY PORTION OF THE 14TH FLOOR
3. ULTA INC.: RIGHT OF FIRST REFUSAL OPTION, ENTIRETY OF THE 14TH FLOOR
4. ULTA INC.: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 14TH FLOOR
5. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 15**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1500                    | ULTA INC.          | 03/31/2024                | 20,103                 | 23,145                   | 23,131                    | 14                       |
| 1550                    | VACANT             |                           | 11,564                 | 13,314                   |                           | 13,314                   |
| 1590                    | VACANT             |                           | 96                     | 111                      |                           | 111                      |
|                         |                    |                           | 31,763                 | 36,570                   | 23,131                    | 13,439                   |

**NOTES:**

1. SUITE 1500: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
4. SUITE 1500.: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 15TH FLOOR
3. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 16**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b>                 | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|------------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1600                    | RABAR MARKET RESEARCH, INC.        | 12/31/2018                | 3,371                  | 3,902                    | 3,665                     | 237                      |
| 1620                    | THE HALLSTAR COMPANY               | 12/31/2026                | 11,648                 | 13,483                   | 13,542                    | -59                      |
| 1650                    | TRADESTATION SECURITIES, INC.      | 02/28/2027                | 11,575                 | 13,398                   | 13,659                    | -261                     |
| 1652                    | VACANT                             |                           | 2,147                  | 2,485                    |                           | 2,485                    |
| 1655                    | ACADEMY OF NUTRITION AND DIETETICS | 04/30/2017                | 549                    | 635                      | 628                       | 7                        |
| 1675                    | GOLDBERG LAW GROUP, LLC            | 10/31/2020                | 2,712                  | 3,139                    | 3,217                     | -78                      |
| 1690                    | EVENTS BY M, LTD.                  | 01/31/2018                | 437                    | 506                      | 496                       | 10                       |
|                         |                                    |                           | <u>32,439</u>          | <u>37,548</u>            | <u>35,207</u>             | <u>2,341</u>             |

**NOTES:**

1. SUITE 1600: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. SUITE 1620: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
3. SUITE 1650: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 9-12 MONTHS NOTICE
4. SUITE 1650: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON THE 16TH FLOOR
5. ULTA INC.: RIGHT OF FIRST REFUSAL OPTION, ENTIRETY OF THE 16TH FLOOR
6. ULTA INC.: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 16TH FLOOR
7. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 17**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1700                    | CDW CORPORATION    | 05/31/2021                | 32,900                 | 37,548                   | 37,481                    | 67                       |
|                         |                    |                           | 32,900                 | 37,548                   | 37,481                    | 67                       |

**NOTES:**

1. SUITE 1700: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 18**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1800                    | MOBILITIE, LLC     | 07/31/2020                | 33,101                 | 37,548                   | 37,481                    | 67                       |
|                         |                    |                           | 33,101                 | 37,548                   | 37,481                    | 67                       |

**NOTES:**

1. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 19**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1900                    | MEDIAOCEAN, LLC    | 02/28/2027                | 21,496                 | 25,197                   | 25,090                    | 107                      |
| 1910                    | WELSH & KATZ, LTD. | 03/31/2018                | 203                    | 238                      | 241                       | -3                       |
| 1920                    | VACANT             |                           | 188                    | 220                      |                           | 220                      |
| 1930                    | VACANT             |                           | 64                     | 75                       |                           | 75                       |
| 1950                    | VACANT             |                           | 10,082                 | 11,819                   |                           | 11,819                   |
|                         |                    |                           | <b>32,033</b>          | <b>37,549</b>            | <b>25,331</b>             | <b>12,218</b>            |

**NOTES:**

1. SUITE 1900: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
2. SUITE 1900: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON 19TH FLOOR
3. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 20**

| <u>SUITE<br/>NUMBER</u> | <u>TENANT NAME</u> | <u>LEASE<br/>END DATE</u> | <u>USABLE<br/>AREA</u> | <u>RENTABLE<br/>AREA</u> | <u>AS LEASED<br/>AREA</u> | <u>AREA<br/>VARIANCE</u> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 2000                    | VACANT             |                           | 33,106                 | 37,549                   |                           | 37,549                   |
|                         |                    |                           | 33,106                 | 37,549                   |                           | 37,549                   |

**NOTES:**

1. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 21**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b>                 | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|------------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 2100                    | VACANT                             |                           | 4,593                  | 5,300                    |                           | 5,300                    |
| 2150                    | MARITZ HOLDINGS INC.               | 08/31/2019                | 8,759                  | 10,106                   | 9,990                     | 116                      |
| 2160                    | PRO ACCESS, LLC                    | 04/30/2020                | 1,655                  | 1,910                    | 1,961                     | -51                      |
| 2190                    | ACADEMY OF NUTRITION AND DIETETICS | 12/31/2033                | 17,535                 | 20,233                   | 20,361                    | -128                     |
|                         |                                    |                           | <u>32,542</u>          | <u>37,549</u>            | <u>32,312</u>             | <u>5,237</u>             |

**NOTES:**

1. SUITE 2150: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON THE 21ST FLOOR
2. SUITE 2160: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
3. SUITE 2190: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
4. SUITE 2190: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON THE 21ST FLOOR
5. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING

**FLOOR INVENTORY REPORT****120 S. RIVERSIDE****FLOOR 22**

| <b>SUITE<br/>NUMBER</b> | <b>TENANT NAME</b> | <b>LEASE<br/>END DATE</b> | <b>USABLE<br/>AREA</b> | <b>RENTABLE<br/>AREA</b> | <b>AS LEASED<br/>AREA</b> | <b>AREA<br/>VARIANCE</b> |
|-------------------------|--------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 2200                    | ENERPLUS RESOURCES | 02/28/2019                | 17,666                 | 20,015                   | 19,687                    | 328                      |
|                         |                    |                           | 17,666                 | 20,015                   | 19,687                    | 328                      |

**NOTES:**

1. SUITE 2200: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
2. CDW CORPORATION: RIGHT OF FIRST OFFER OPTION, ALL OR ANY PORTION OF ANY LEASABLE SPACE IN THE BUILDING