

10 South Riverside Plaza - Chicago, Illinois 60606  
BOMA 2010 Method A - Current Leasing - Expiration By Year

|             |                                                                                                            |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             | Vacant                                                                               | Leased                                                        | Occupied                                                    | BOMA    | Area    |         |        |        |
|-------------|------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|---------|---------|---------|--------|--------|
| 22          | #2200<br>Clune Construction Company, L.P.<br>4/30/30<br>18,932 RSF                                         |  |                                                                                 |                                                                         | #2225<br>Resilience Enterprises L<br>5/31/23<br>3,181 RSF - 3,143 ALSF        | #2250<br>Aetna Health Management, LLC<br>10/31/23<br>14,281 RSF - 14,216 ALSF |                                                                             |                                                                                |                                                                             | #2290<br>Clune Construction Co<br>4/30/30<br>1,138 RSF                               | 0                                                             | 37,429                                                      | 37,429  | 37,532  | 37,532  |        |        |
| 21          | #2100<br>Belvedere Infrastructure LLC<br>10/31/29<br>37,533 RSF - 37,510 ALSF                              |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 0                                                             | 37,510                                                      | 37,510  | 37,533  | 37,533  |        |        |
| 20          | #2000<br>Belvedere Infrastructure LLC<br>10/31/29<br>13,151 RSF - 13,210 ALSF                              |  |                                                                                 | #2010<br>Vacant<br>1,023 RSF                                            | #2020<br>Belvedere Infrastructure LLC<br>10/31/29<br>7,650 RSF                |                                                                               | #2050<br>Vacant<br>13,646 RSF                                               |                                                                                |                                                                             | #2060<br>Vacant<br>2,063 RSF                                                         | 16,732                                                        | 20,860                                                      | 20,860  | 20,801  | 37,533  |        |        |
| 19          | #1900<br>Pure Insurance<br>6/30/27<br>12,476 RSF - 12,517 ALSF                                             |  |                                                                                 | #1925<br>Rusin & Maciorowski LTD<br>4/30/25<br>18,221 RSF - 18,578 ALSF |                                                                               |                                                                               |                                                                             | #1930<br>Comcast<br>6/04/23<br>484 RSF                                         | #1935<br>Vacant<br>657 RSF                                                  | #1950<br>Vacant<br>2,019 RSF                                                         | #1960<br>Pure Insurance<br>6/30/27<br>3,676 RSF               | 2,676                                                       | 35,255  | 35,255  | 34,857  | 37,533 |        |
| 18          | #1800<br>Vacant<br>9,317 RSF                                                                               |  | #1810<br>Vacant<br>13,573 RSF                                                   |                                                                         |                                                                               | #1815<br>Dell Marketing L.P.<br>10/31/25<br>4,832 RSF                         |                                                                             | #1831<br>Vacant<br>466 RSF                                                     | #1832<br>Vacant<br>672 RSF                                                  | #1844/1845<br>KemperLesnik Communications, Inc.<br>2/29/24<br>8,672 RSF - 8,766 ALSF |                                                               | 24,028                                                      | 13,598  | 13,598  | 13,504  | 37,532 |        |
| 17          | #1700/1700A<br>National Equity Fund, Inc.<br>6/30/25<br>29,666 RSF - 29,584 ALSF                           |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             | #1770<br>Gimbel Abrams + Singer<br>7/31/23<br>7,866 RSF - 7,836 ALSF                 |                                                               | 0                                                           | 37,420  | 37,420  | 37,532  | 37,532 |        |
| 16          | #1600<br>Zacks Investment Research<br>5/31/25<br>37,533 RSF                                                |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 0                                                             | 37,533                                                      | 37,533  | 37,533  | 37,533  |        |        |
| 15          | #1500<br>Adage Technologies, Inc.<br>6/30/27<br>8,050 RSF                                                  |  | #1520<br>Vacant<br>Kingsway America Inc<br>3,219 RSF                            |                                                                         | #1530<br>Aetna Health Management, LLC<br>10/31/23<br>20,552 RSF - 20,595 ALSF |                                                                               |                                                                             |                                                                                | #1550<br>Sedgwick Claims Managem<br>10/31/25<br>4,620 RSF                   |                                                                                      | #1590<br>Verizon Wireless<br>8/13/24<br>113 RSF               | 3,219                                                       | 36,597  | 33,378  | 33,335  | 36,554 |        |
| 14          | #1400/1430/1434<br>Vestor Capital, LLC<br>6/30/25<br>7,189 RSF - 7,045 ALSF                                |  | #1450<br>Stewart Title Guaranty Company<br>12/31/22<br>10,631 RSF - 10,586 ALSF |                                                                         |                                                                               | #1460<br>Bulley & Andrews<br>1,205 RSF - 0 ALSF                               |                                                                             | #1465/1470<br>Superior Graphite Company<br>9/30/22<br>14,610 RSF - 14,657 ALSF |                                                                             | #1475<br>Microdesk, Inc.<br>12/31/27<br>2,806 RSF - 2,884 AL                         | #1480<br>Superior Graphite C<br>9/30/22<br>280 RSF - 576 ALSF | #1490<br>Superior Graphite C<br>9/30/22<br>280 RSF - 0 ALSF | 0       | 35,748  | 35,748  | 37,001 | 37,001 |
| 12          | #1200/1275<br>Aetna Health Management, LLC<br>10/31/23<br>22,136 RSF - 22,095 ALSF                         |  |                                                                                 |                                                                         |                                                                               |                                                                               | #1210<br>Aetna Health Management, LLC<br>10/31/23<br>5,988 RSF - 5,923 ALSF |                                                                                | #1250<br>Aetna Health Management, LLC<br>10/31/23<br>8,890 RSF - 8,794 ALSF |                                                                                      |                                                               | 0                                                           | 36,812  | 36,812  | 37,014  | 37,014 |        |
| 11          | #1100/1150<br>Aetna Health Management, LLC<br>10/31/23<br>37,040 RSF - 36,811 ALSF                         |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 0                                                             | 36,811                                                      | 36,811  | 37,040  | 37,040  |        |        |
| 10          | #1000<br>Plante & Moran PLLC<br>6/30/26<br>36,838 RSF - 36,811 ALSF                                        |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 0                                                             | 36,811                                                      | 36,811  | 36,838  | 36,838  |        |        |
| 9           | #900<br>Plante & Moran PLLC<br>6/30/26<br>36,838 RSF - 36,808 ALSF                                         |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 0                                                             | 36,808                                                      | 36,808  | 36,838  | 36,838  |        |        |
| 8           | #800<br>Association Forum Of Chicagoland<br>2/29/28<br>8,939 RSF - 8,816 ALSF                              |  | #820<br>Barrett Trade & Financ<br>9/30/22<br>1,201 RSF - 1,217 ALSF             |                                                                         | #840<br>Conference Room<br>12/31/24<br>1,786 RSF - 1,804 ALSF                 | #850<br>Management Office<br>12/31/24<br>4,124 RSF - 4,146 ALSF               |                                                                             | #875/875A<br>Regus<br>6/30/24<br>20,787 RSF - 20,826 ALSF                      |                                                                             |                                                                                      | 0                                                             | 36,809                                                      | 36,809  | 36,837  | 36,837  |        |        |
| 7           | #700<br>HFR Asset Management<br>8/31/22<br>8,535 RSF - 8,659 ALSF                                          |  | #701<br>Vacant<br>299 RSF                                                       |                                                                         | #750<br>Plante & Moran PLLC<br>6/30/26<br>18,460 RSF - 18,445 ALSF            |                                                                               |                                                                             |                                                                                | #770<br>E*Trade Financial Corporation<br>10/24/22<br>9,544 RSF - 9,584 ALSF |                                                                                      |                                                               | 299                                                         | 36,688  | 36,688  | 36,539  | 36,838 |        |
| 6           | #600<br>American Institute For Research In The Behavioral Sciences<br>10/31/26<br>36,838 RSF - 36,812 ALSF |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 0                                                             | 36,812                                                      | 36,812  | 36,838  | 36,838  |        |        |
| 5           | #500<br>E*Trade Financial Corporation<br>9/30/28<br>36,838 RSF - 36,812 ALSF                               |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 0                                                             | 36,812                                                      | 36,812  | 36,838  | 36,838  |        |        |
| 4           | #400<br>Parsons Transportation Group, Inc.<br>5/31/23<br>36,838 RSF - 36,812 ALSF                          |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 0                                                             | 36,812                                                      | 36,812  | 36,838  | 36,838  |        |        |
| 3           | #300<br>Tenant Lounge<br>12/31/24<br>1,407 RSF - 1,392 ALSF                                                |  |                                                                                 | #320<br>Management Storage<br>12/31/24<br>576 RSF - 571 ALSF            |                                                                               |                                                                               | #330<br>Fitness Center<br>12/31/24<br>5,967 RSF - 5,787 ALSF                |                                                                                |                                                                             |                                                                                      | 0                                                             | 7,750                                                       | 7,750   | 7,950   | 7,950   |        |        |
| 1           | #100/100M<br>Plante & Moran PLLC<br>6/30/26<br>17,451 RSF - 11,957 ALSF                                    |  |                                                                                 |                                                                         |                                                                               | #117A<br>Building Security<br>12/31/24<br>352 RSF - 332 ALSF                  | #117B<br>Storage - Building<br>12/31/24<br>321 RSF - 310 ALSF               | #124<br>Just Salad<br>9/30/31<br>2,819 RSF - 1,805 AL                          | #140<br>Starbucks Corporati<br>6/30/25<br>2,766 RSF - 2,730 AL              | #141<br>Vacant<br>3,025 RSF                                                          | #142/142M<br>Vacant<br>5,655 RSF                              | #162<br>Vacant<br>463 RSF                                   | 9,143   | 17,134  | 17,134  | 23,709 | 32,852 |
| Totals      |                                                                                                            |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 56,097                                                        | 648,009                                                     | 644,790 | 652,907 | 709,004 |        |        |
|             |                                                                                                            |  |                                                                                 |                                                                         |                                                                               |                                                                               |                                                                             |                                                                                |                                                                             |                                                                                      | 8%                                                            | 91%                                                         | 90%     | 92%     |         |        |        |
| Occupied SF | 644,790                                                                                                    |  | Building SF                                                                     | 709,004                                                                 |                                                                               | BOMA Leased SF                                                                | 652,907                                                                     |                                                                                |                                                                             |                                                                                      |                                                               |                                                             |         |         |         |        |        |
| Leased SF   | 648,009                                                                                                    |  | AS Leased SF                                                                    | 648,009                                                                 |                                                                               | Occupied Leased SF                                                            | 644,790                                                                     |                                                                                |                                                                             |                                                                                      |                                                               |                                                             |         |         |         |        |        |
| Variance    | 3,219                                                                                                      |  | Variance                                                                        | 64,214                                                                  |                                                                               | Variance                                                                      | 8,117                                                                       |                                                                                |                                                                             |                                                                                      |                                                               |                                                             |         |         |         |        |        |

