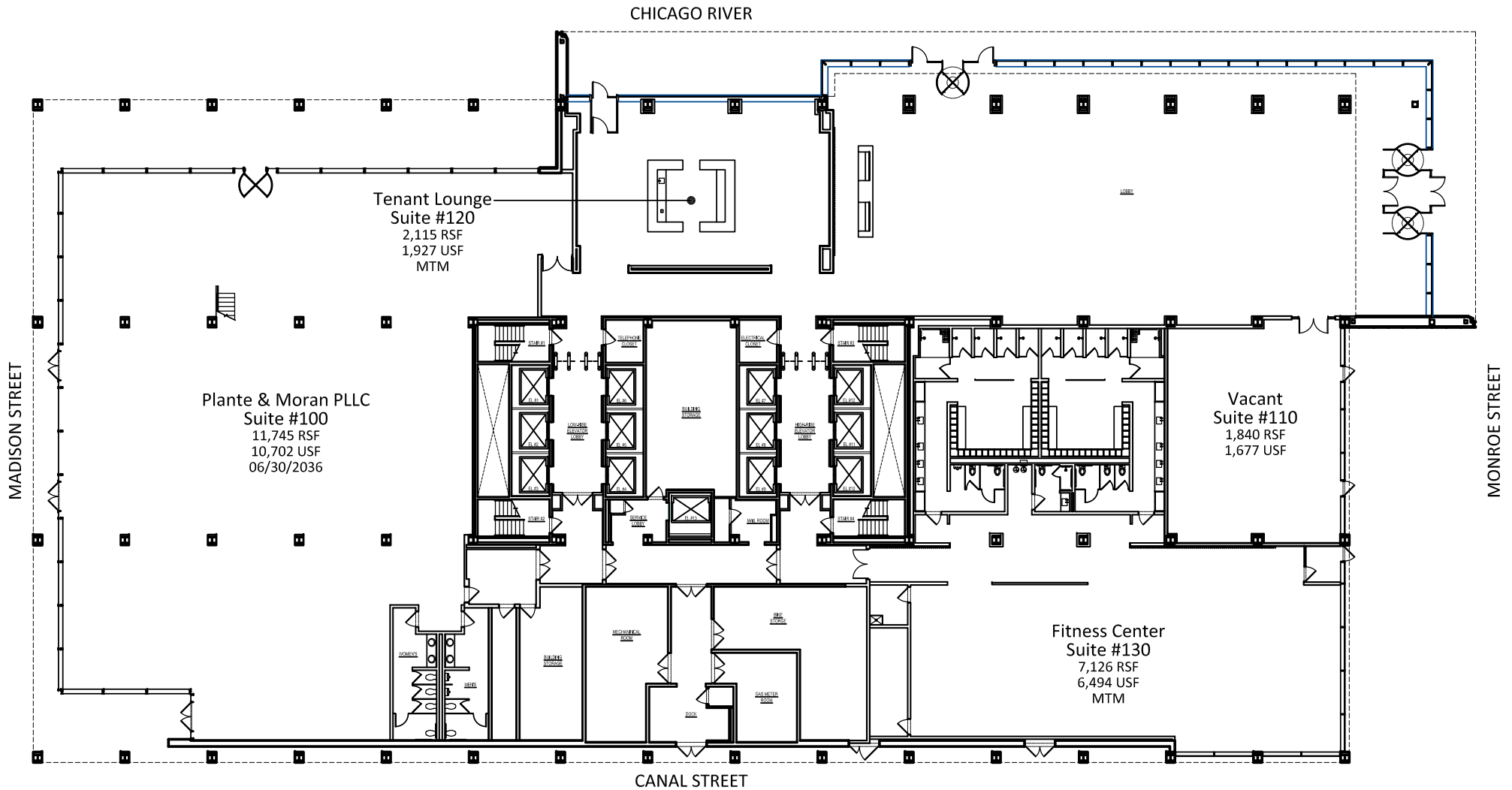
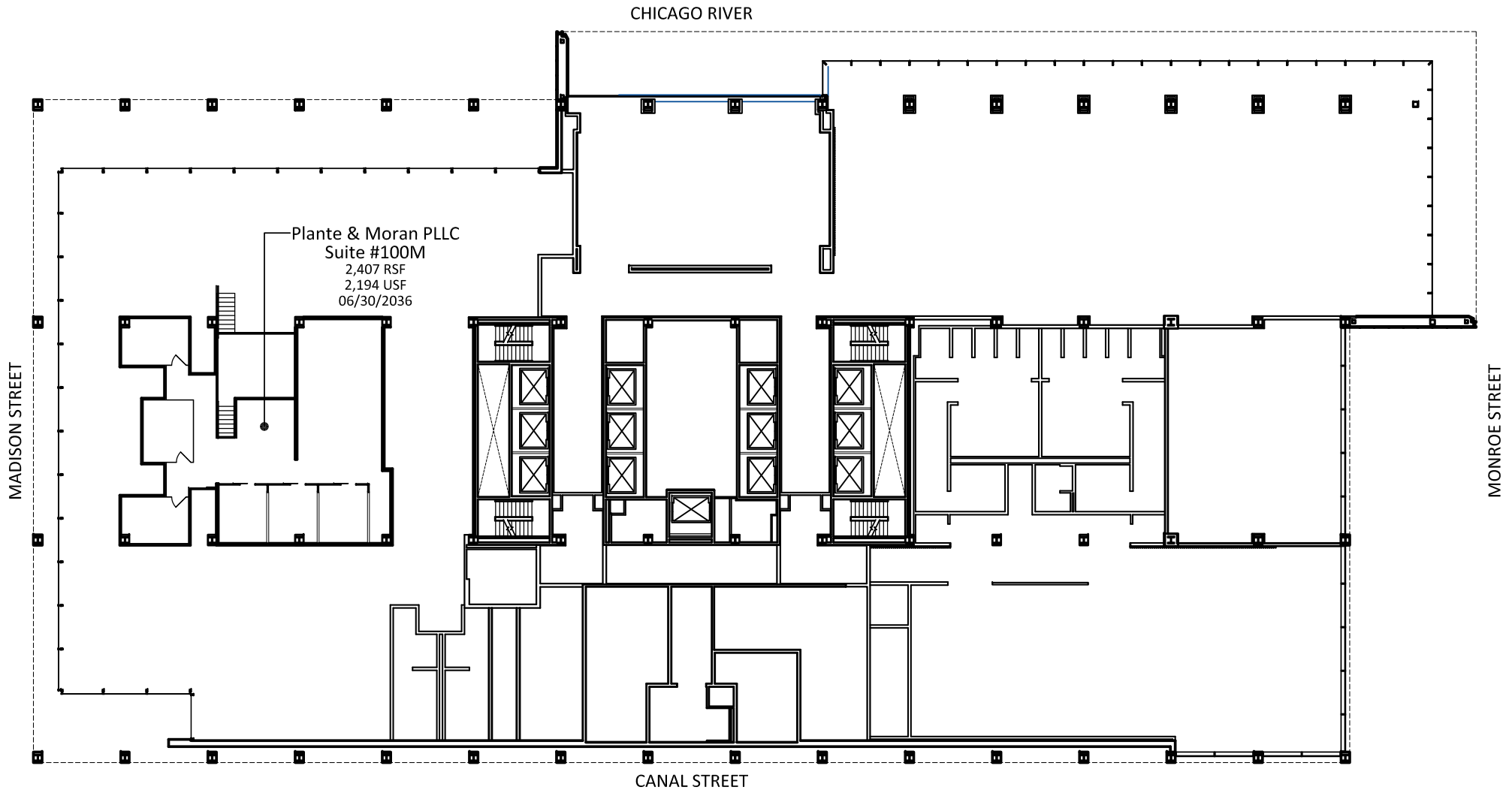


10 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606**BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0907**

FLOOR NUMBER	% LEASED	MEASURED USF	CURRENT RSF	FUTURE RSF	FUTURE RSF NET GAIN/LOSS	CURRENT VACANT RSF	LOAD FACTOR	LOSS FACTOR
01	84.01%	22,994	21,198	25,233	2,195	1,840	1.0973	8.87%
03	0.00%	5,296	0	7,477	0	7,477	1.4118	29.17%
04	0.00%	33,153	0	37,338	0	37,338	1.1262	11.21%
05	98.59%	32,872	36,812	37,338	526	0	1.1359	11.96%
06	98.59%	33,153	36,812	37,338	526	0	1.1262	11.21%
07	98.73%	31,904	36,863	37,338	475	0	1.1703	14.55%
08	95.46%	31,884	35,643	37,338	478	1,217	1.1711	14.61%
09	98.58%	32,976	36,808	37,338	530	0	1.1323	11.68%
10	98.59%	32,976	36,811	37,338	527	0	1.1323	11.68%
11	98.66%	33,335	37,040	37,543	503	0	1.1262	11.21%
12	0.00%	31,496	0	37,517	0	37,517	1.1912	16.05%
14	54.82%	31,458	20,560	37,504	661	16,283	1.1922	16.12%
15	73.32%	31,552	27,166	37,051	333	9,552	1.1743	14.84%
16	100.00%	33,810	38,042	38,042	0	0	1.1252	11.12%
17	84.55%	31,535	32,166	38,042	169	5,707	1.2064	17.10%
18	35.68%	32,460	13,573	38,042	245	24,224	1.1720	14.67%
19	43.84%	32,482	16,677	38,042	187	21,178	1.1712	14.62%
20	90.71%	32,686	34,506	38,042	430	3,106	1.1639	14.08%
21	98.60%	33,898	37,510	38,042	532	0	1.1223	10.89%
22	61.23%	32,556	23,295	38,042	222	14,525	1.1685	14.42%
TOTALS	73.45%	614,476	521,482	709,985	8,539	179,964		

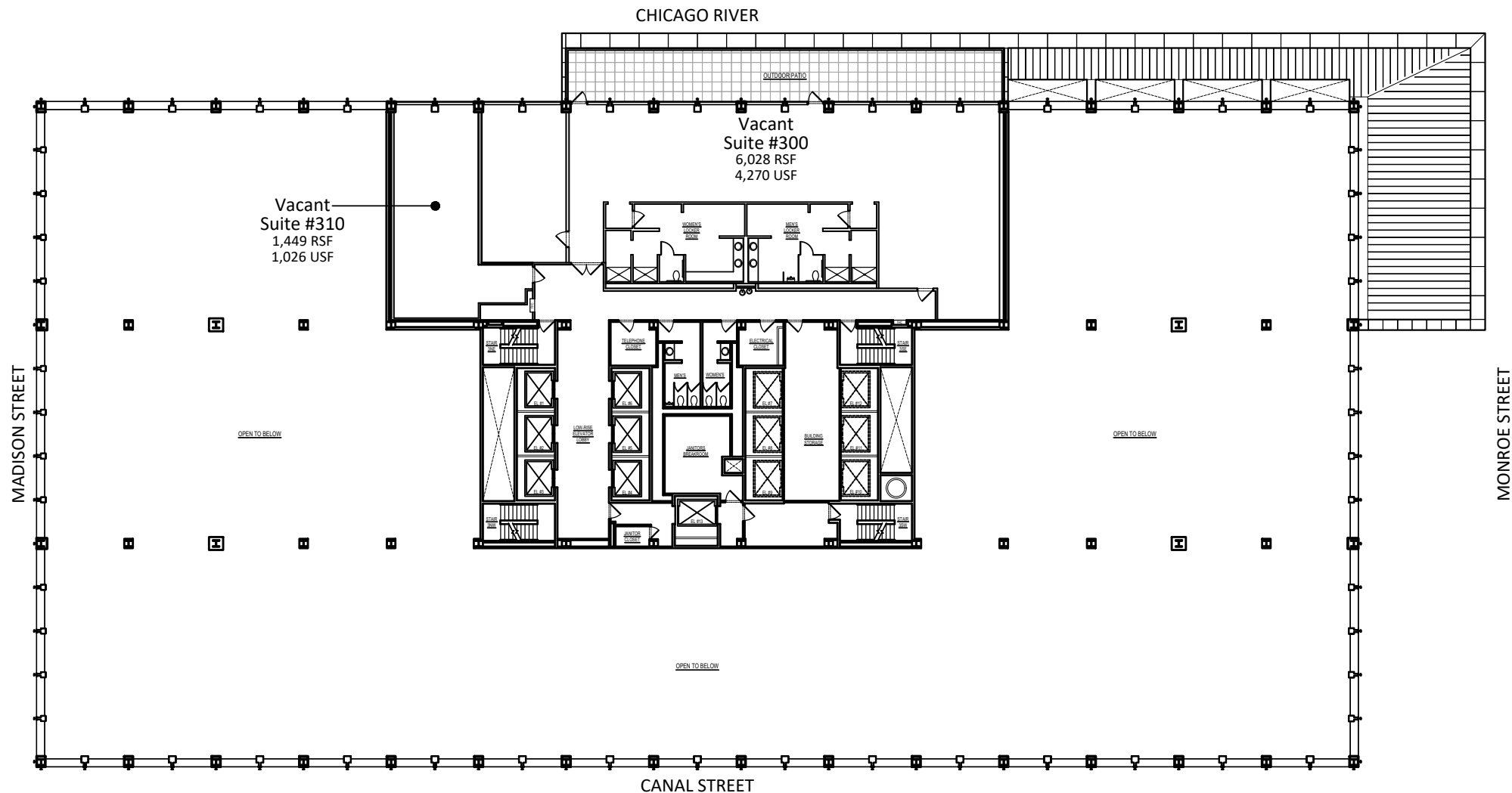


FLOOR 01 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
100	PLANTE & MORAN PLLC	10,702	1.0973	11,745	11,957	-212
110	VACANT	1,677	1.0973	1,840	0	1,840
120	TENANT LOUNGE (AMENITY AREA)	1,927	1.0973	2,115	2,115	0
130	FITNESS CENTER (AMENITY AREA)	6,494	1.0973	7,126	7,126	0
FLOOR TOTALS		20,800	1.0973	22,826	21,198	-1,628



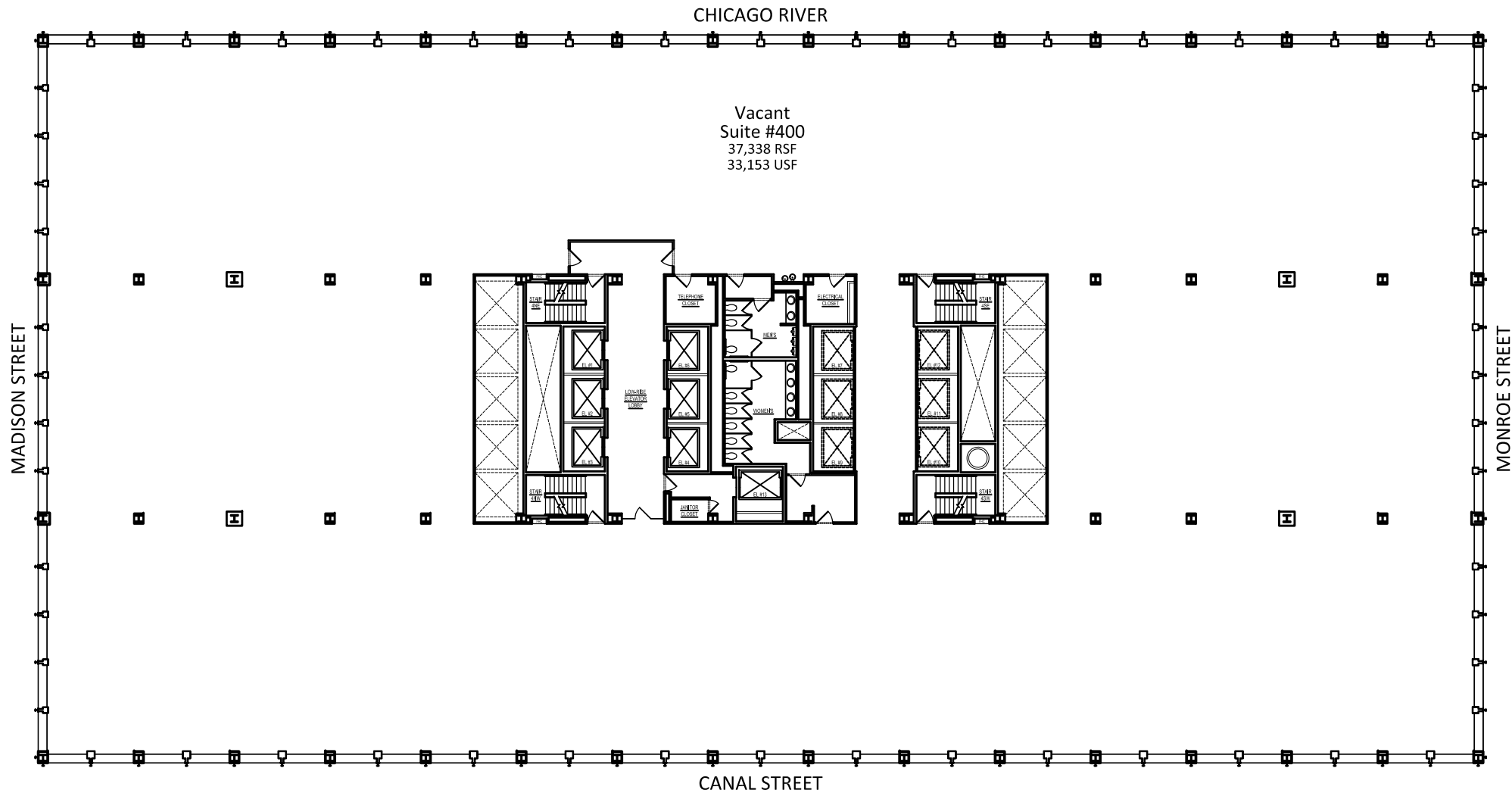
FLOOR 01M TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
100M	PLANTE & MORAN PLLC MEZZANINE	2,194	1.0973	2,407	0	2,407
FLOOR TOTALS		2,194	1.0973	2,407	0	2,407





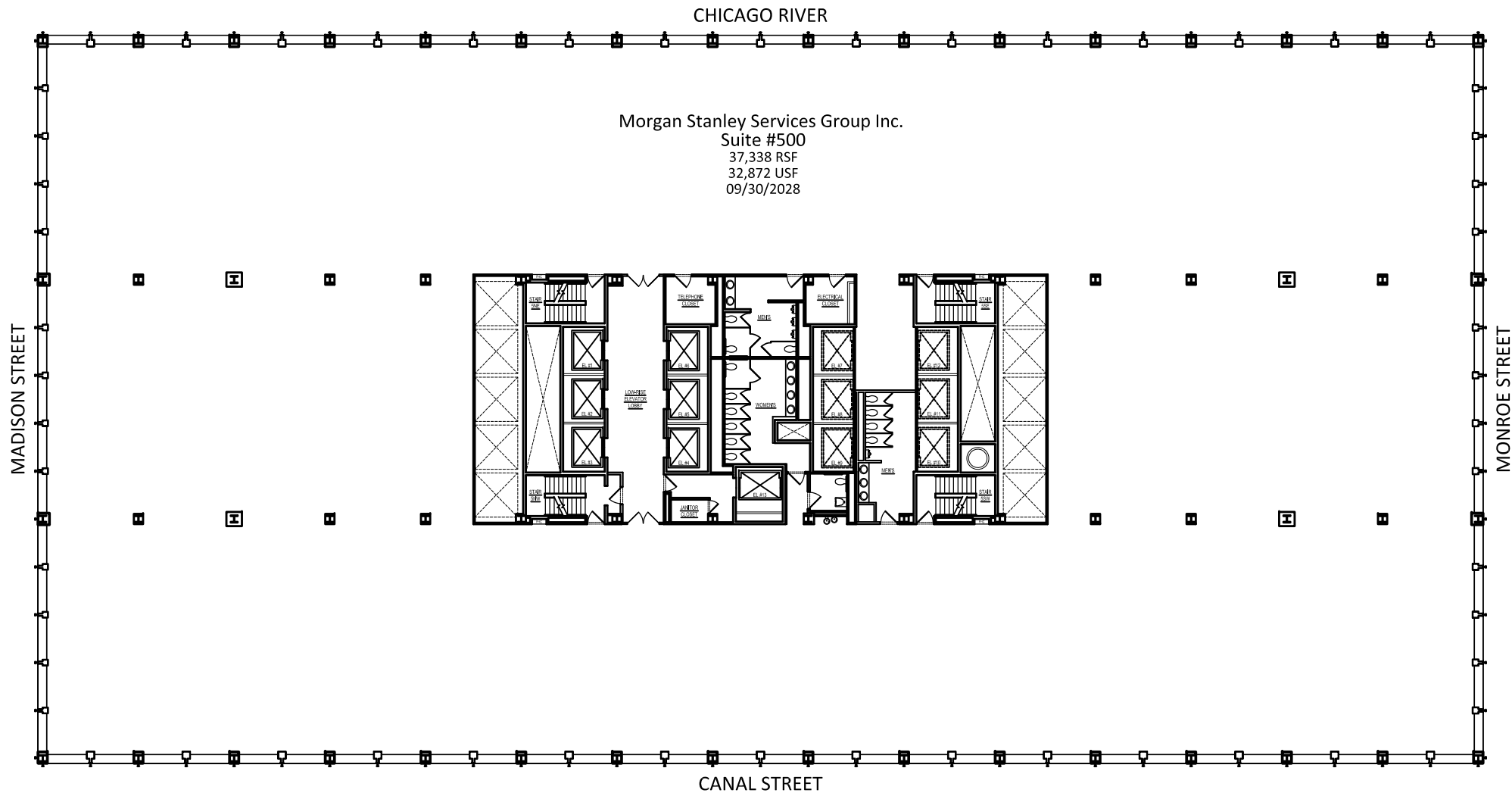
FLOOR 03 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
300	VACANT	4,270	1.4118	6,028	0	6,028
310	VACANT	1,026	1.4118	1,449	0	1,449
FLOOR TOTALS		5,296	1.4118	7,477	0	7,477





FLOOR 04 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VACANT	33,153	1.1262	37,338	0	37,338
FLOOR TOTALS		33,153	1.1262	37,338	0	37,338

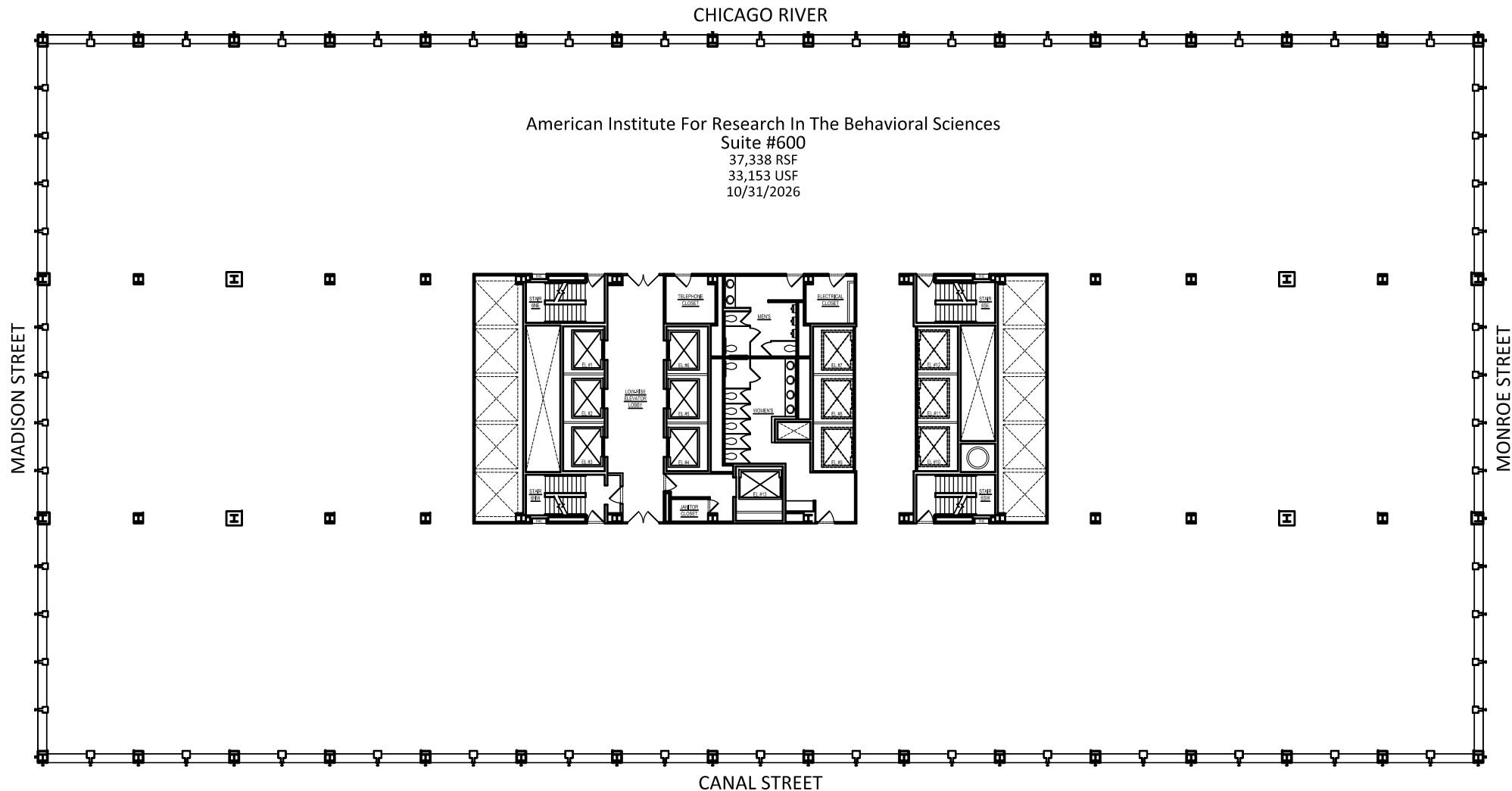




FLOOR 05 TENANT INFORMATION

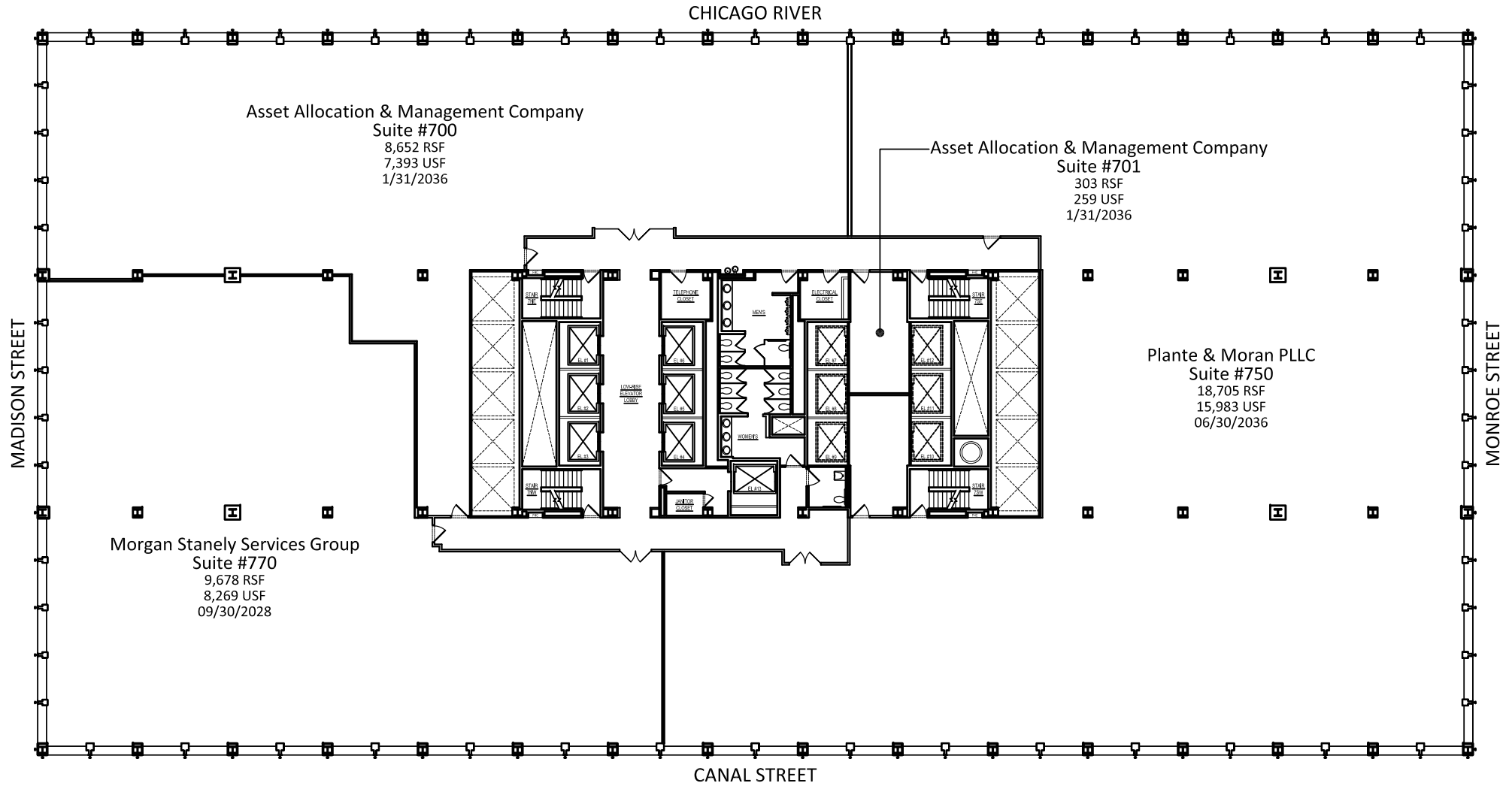
SUITE #	TENANT NAME	ANSI/BOMA Z65.1-2024 METHOD A				
		OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	MORGAN STANLEY SERVICES GROUP INC.	32,872	1.1359	37,338	36,812	526
FLOOR TOTALS		32,872	1.1359	37,338	36,812	526





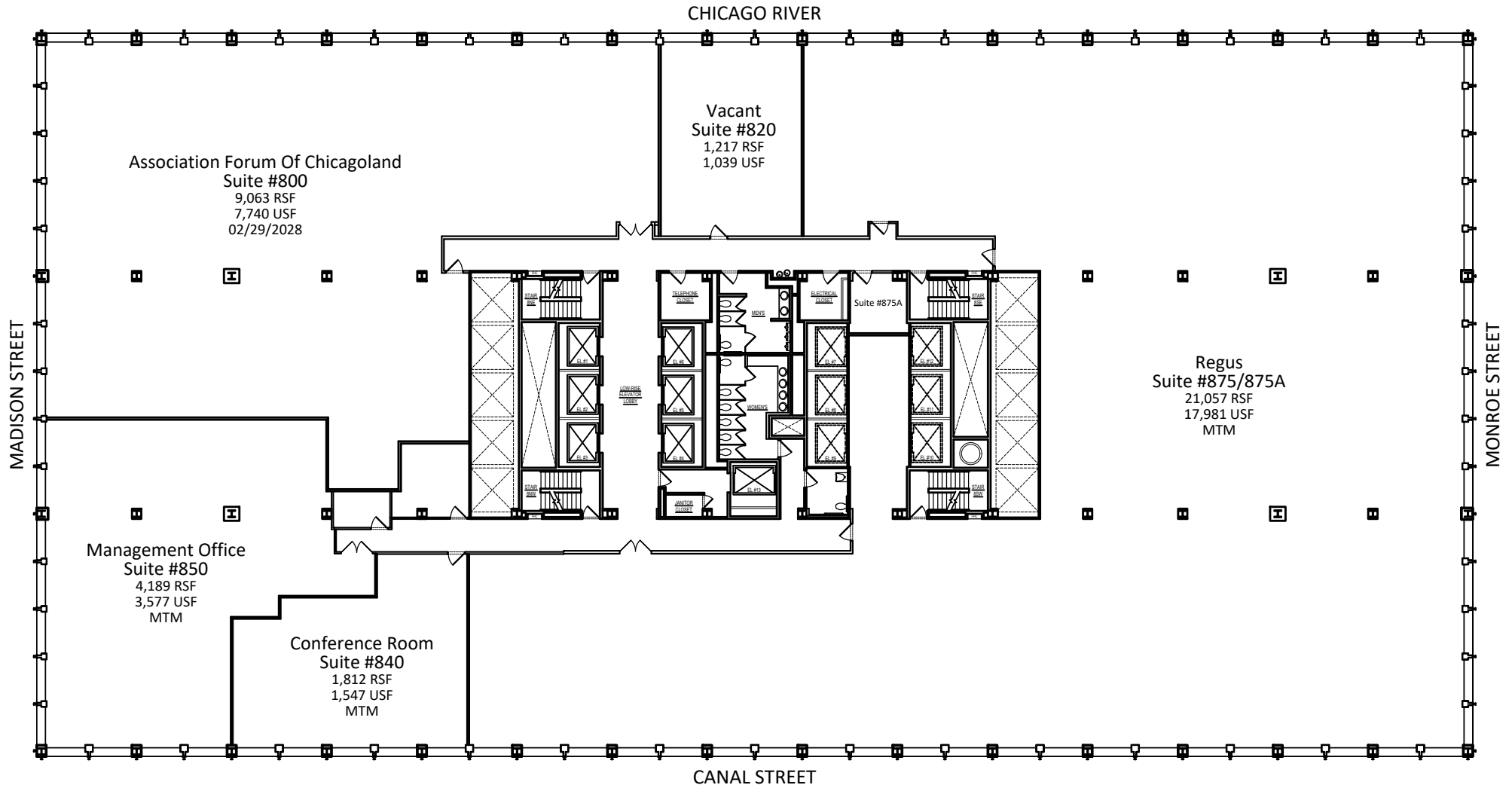
FLOOR 06 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	A. I. RESEARCH IN BEHAVIORAL SCIENCES	33,153	1.1262	37,338	36,812	526
FLOOR TOTALS		33,153	1.1262	37,338	36,812	526





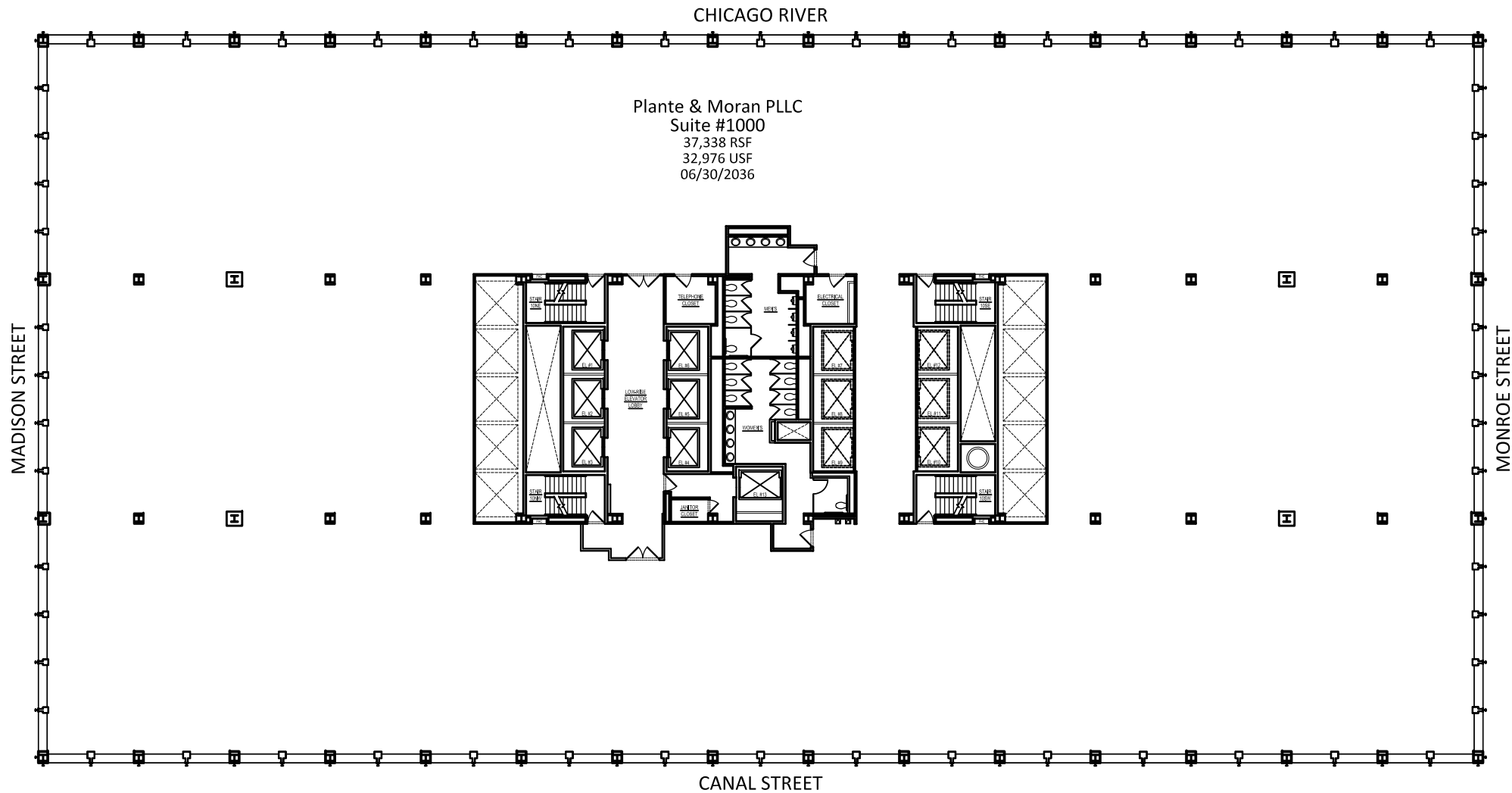
FLOOR 07 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	ASSET ALLOCATION & MANAGEMENT COMPANY	7,393	1.1703	8,652	8,535	117
701	ASSET ALLOCATION & MANAGEMENT COMPANY	259	1.1703	303	299	4
750	PLANTE & MORAN PLLC	15,983	1.1703	18,705	18,445	260
770	MORGAN STANLEY SERVICES GROUP	8,269	1.1703	9,678	9,584	94
FLOOR TOTALS		31,904	1.1703	37,338	36,863	475





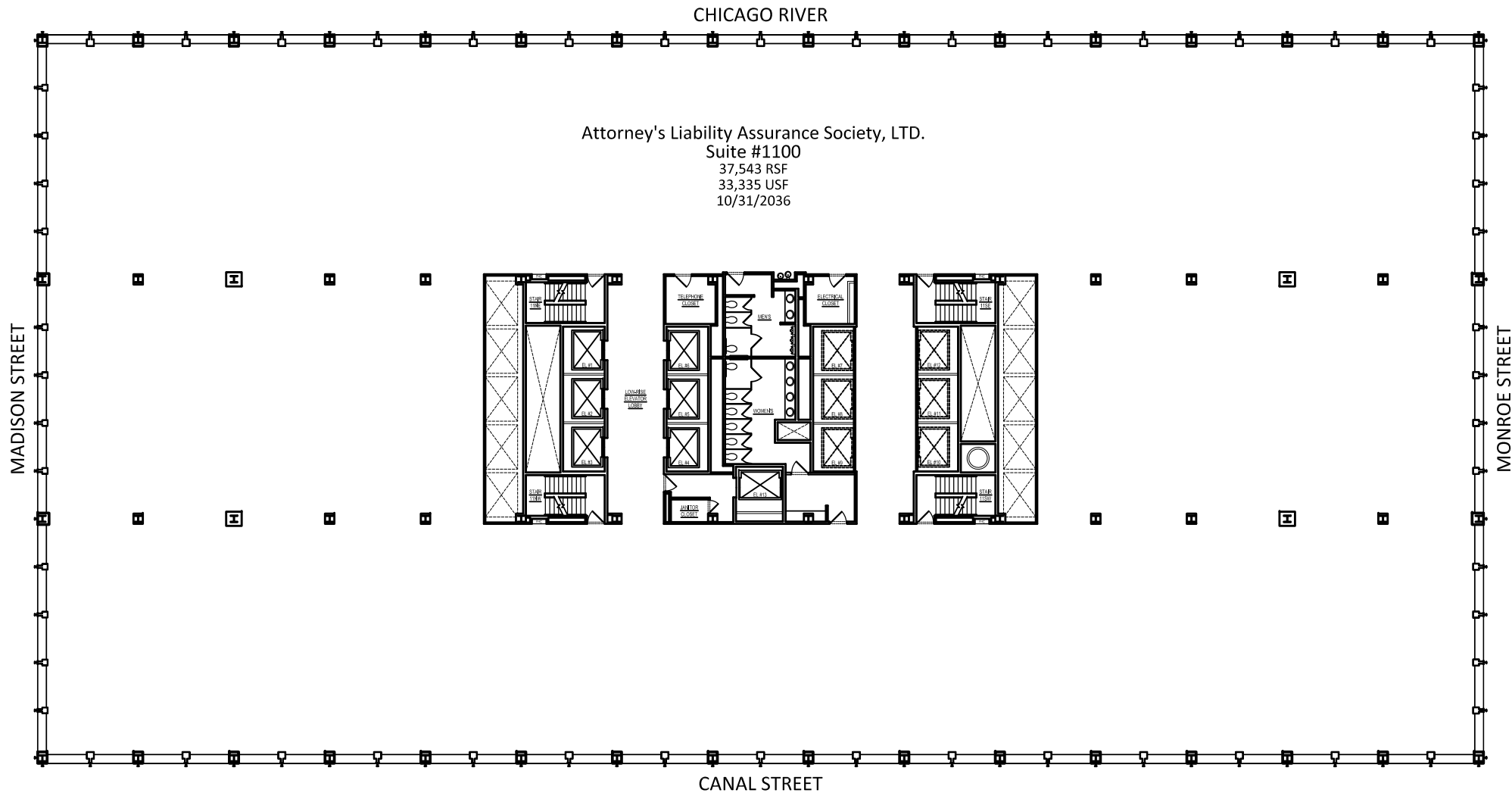
FLOOR 08 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	ASSOCIATION FORUM OF CHICAGOLAND	7,740	1.1711	9,063	8,816	247
820	VACANT	1,039	1.1711	1,217	0	1,217
840	CONFERENCE ROOM	1,547	1.1711	1,812	1,812	0
850	BUILDING MANAGEMENT OFFICE	3,577	1.1711	4,189	4,189	0
875/875A	RGN-CHICAGO VI, LLC (REGUS)	17,981	1.1711	21,057	20,826	231
FLOOR TOTALS		31,884	1.1711	37,338	35,643	1,695





FLOOR 10 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	PLANTE & MORAN PLLC	32,976	1.1323	37,338	36,811	527
FLOOR TOTALS		32,976	1.1323	37,338	36,811	527



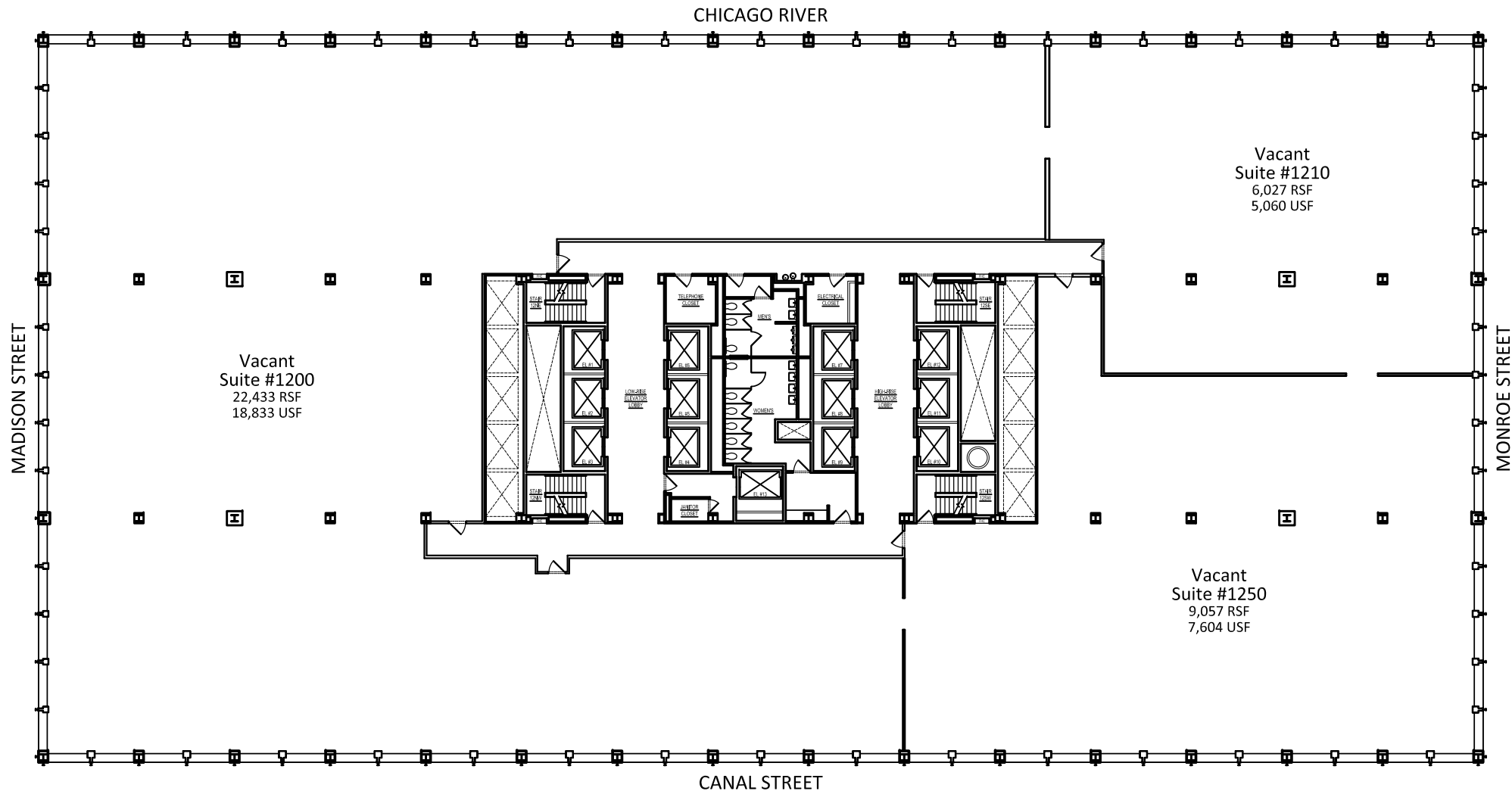


FLOOR 11 TENANT INFORMATION

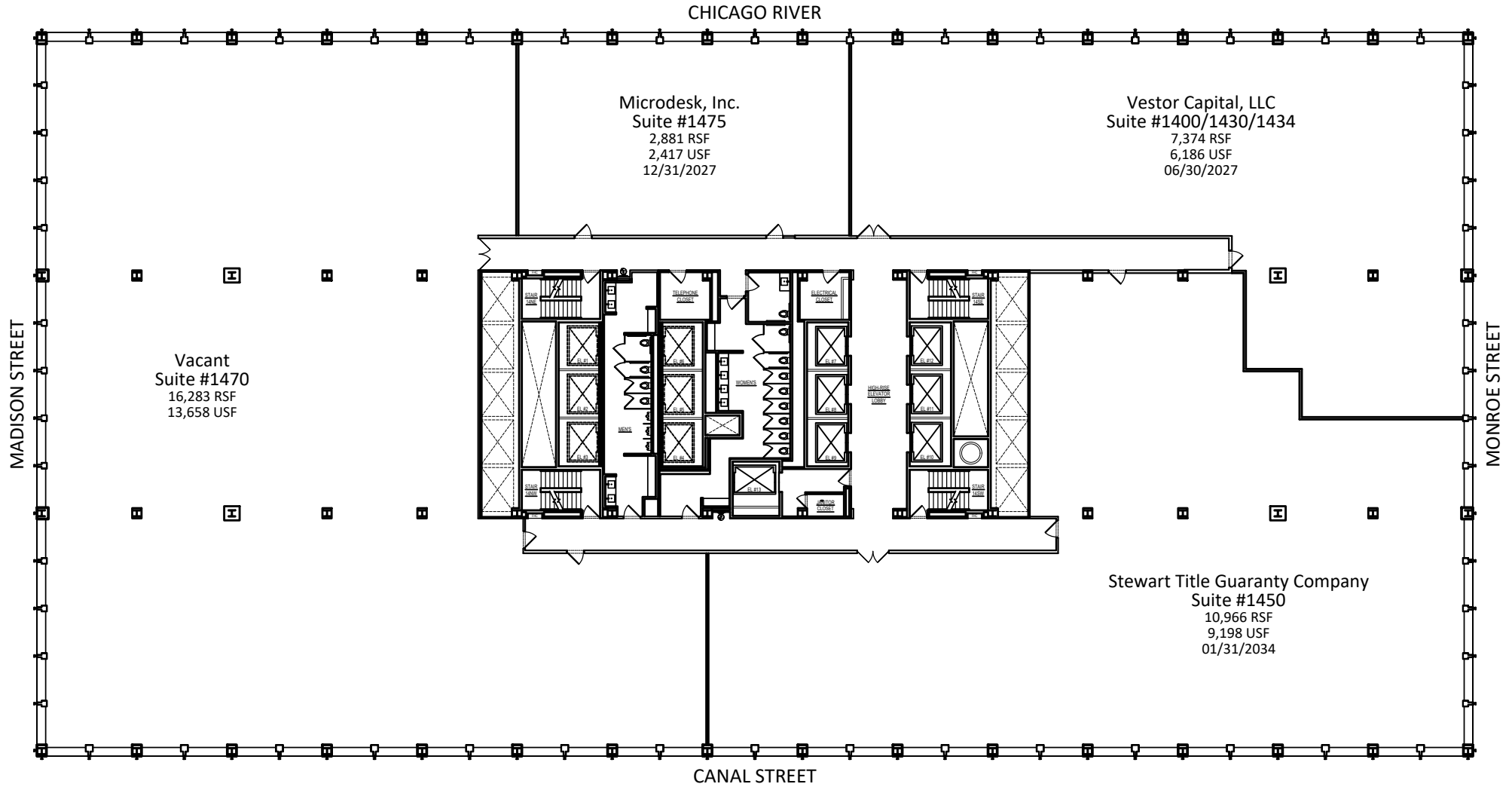
ANSI/BOMA Z65.1-2024 METHOD A

SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	ATTORNEY'S LIABILITY ASSURANCE SOCIETY, LTD	33,335	1.1262	37,543	37,040	503
FLOOR TOTALS		33,335	1.1262	37,543	37,040	503



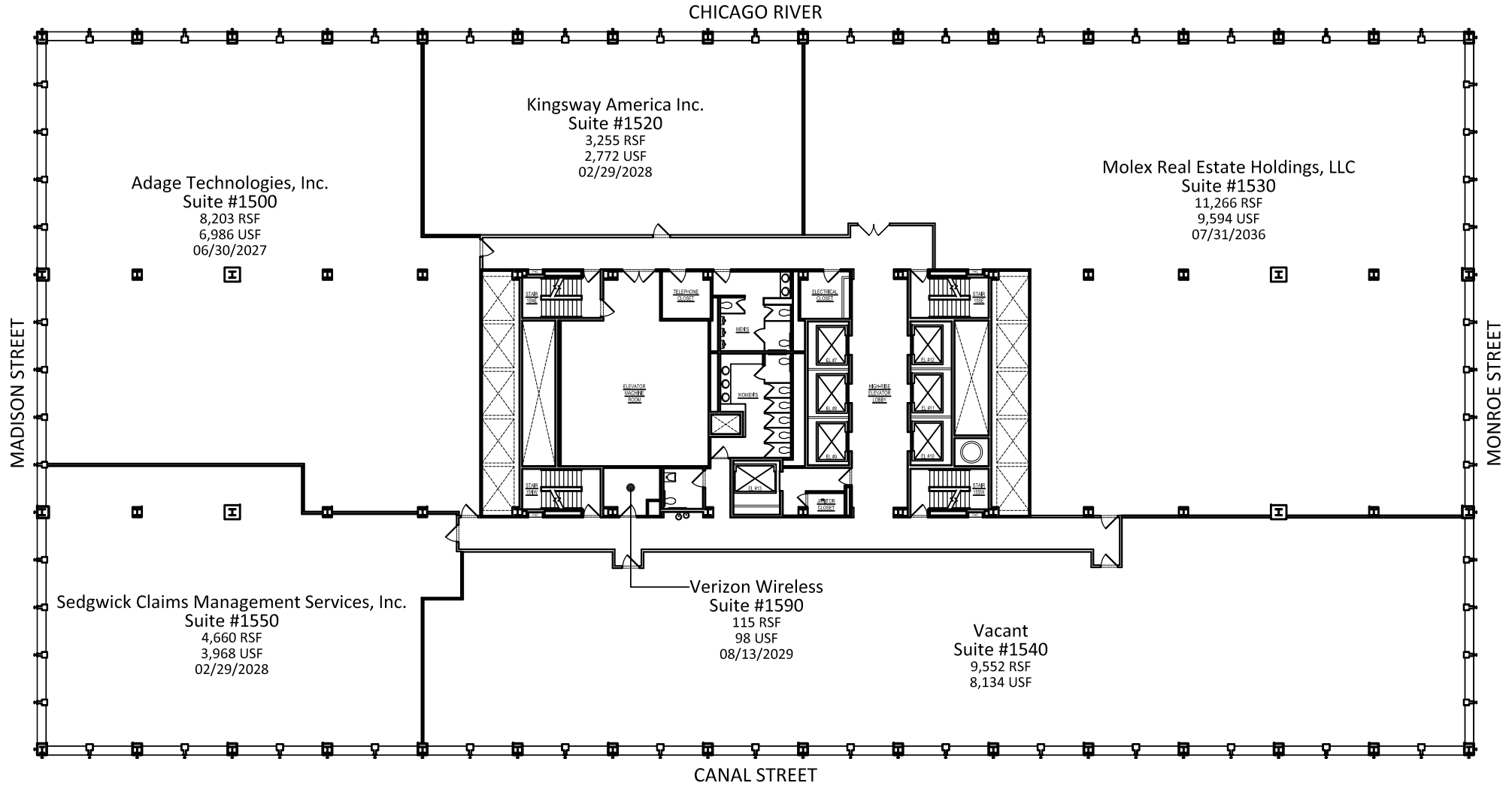


FLOOR 12 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	VACANT	18,833	1.1912	22,433	0	22,433
1210	VACANT	5,060	1.1912	6,027	0	6,027
1250	VACANT	7,604	1.1912	9,057	0	9,057
FLOOR TOTALS		31,496	1.1912	37,517	0	37,517



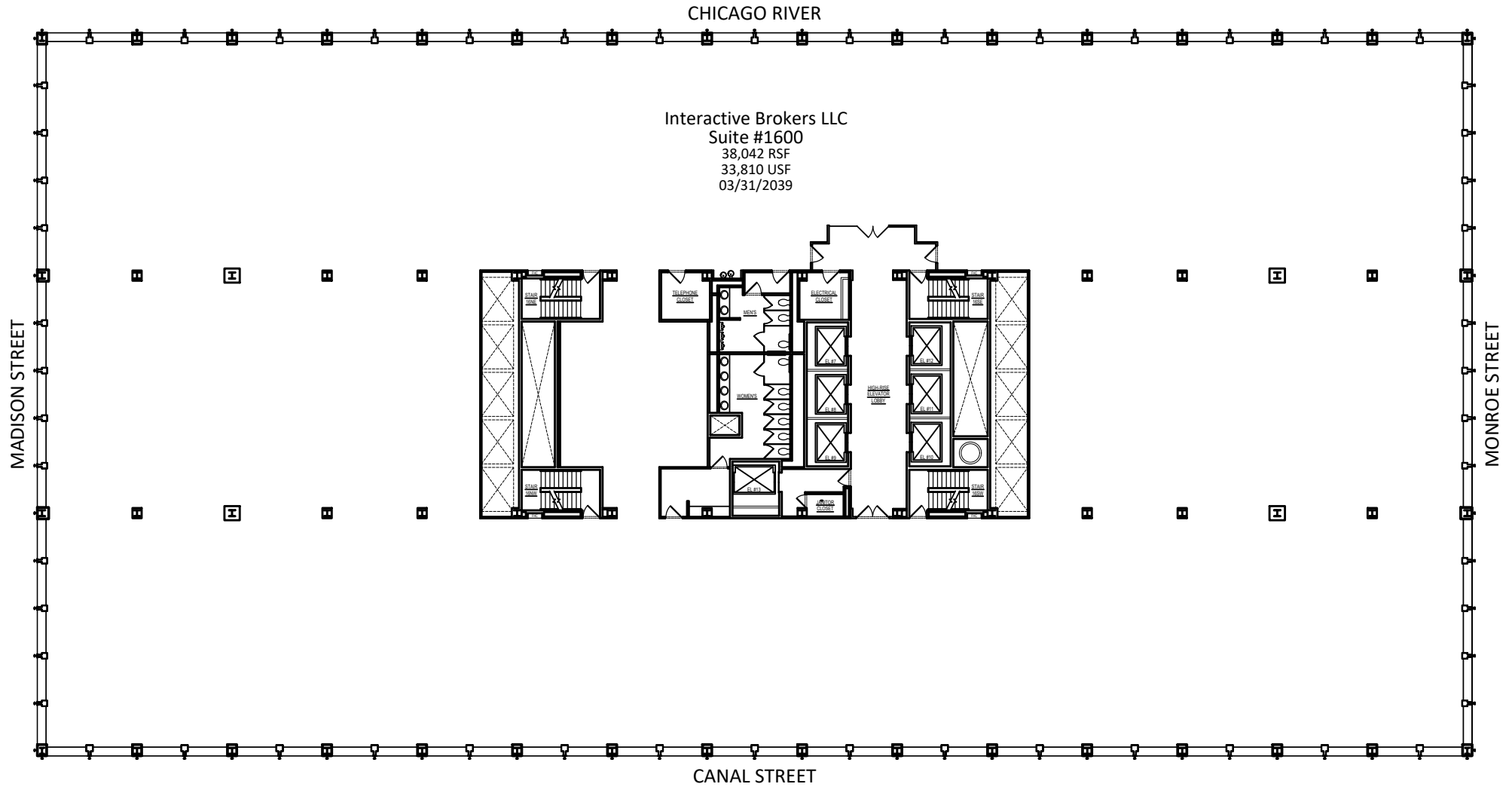
FLOOR 14 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400/1430/1434	VESTOR CAPITAL, LLC	6,186	1.1922	7,374	7,045	329
1450	STEWART TITLE GUARANTY COMPANY	9,198	1.1922	10,966	10,631	335
1470	VACANT	13,658	1.1922	16,283	0	16,283
1475	MICRODESK, INC.	2,417	1.1922	2,881	2,884	-3
FLOOR TOTALS		31,458	1.1922	37,504	20,560	16,944





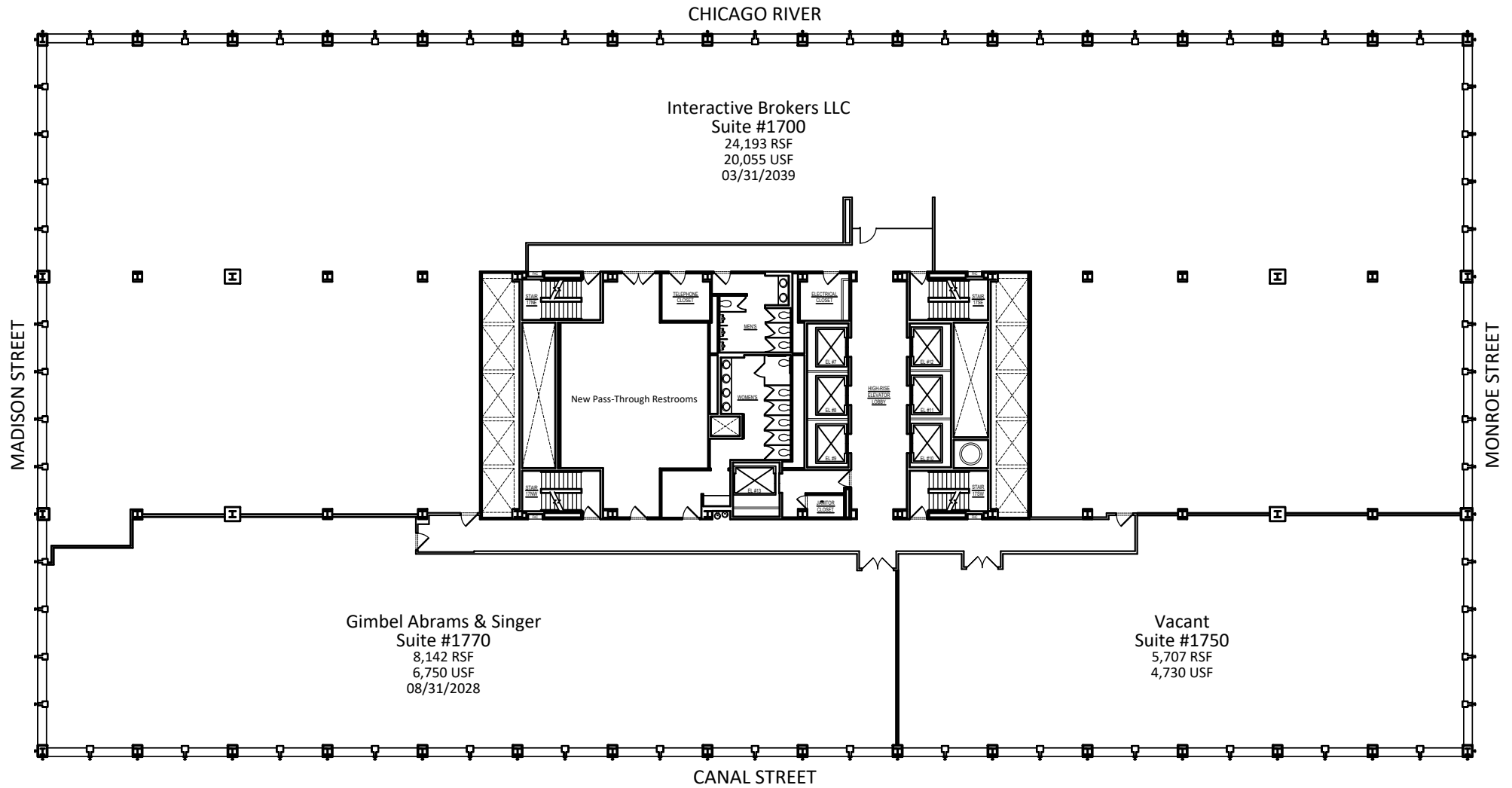
FLOOR 15 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ADAGE TECHNOLOGIES, INC.	6,986	1.1743	8,203	8,050	153
1520	KINGSWAY AMERICA INC.	2,772	1.1743	3,255	3,219	36
1530	MOXEL REAL ESTATE HOLDINGS, LLC	9,594	1.1743	11,266	11,101	165
1540	VACANT	8,134	1.1743	9,552	0	9,552
1550	SEDGWICK CLAIMS MANAGEMENT SERVICES, INC.	3,968	1.1743	4,660	4,683	-23
1590	VERIZON WIRELESS	98	1.1743	115	113	2
FLOOR TOTALS		31,552	1.1743	37,051	27,166	9,885





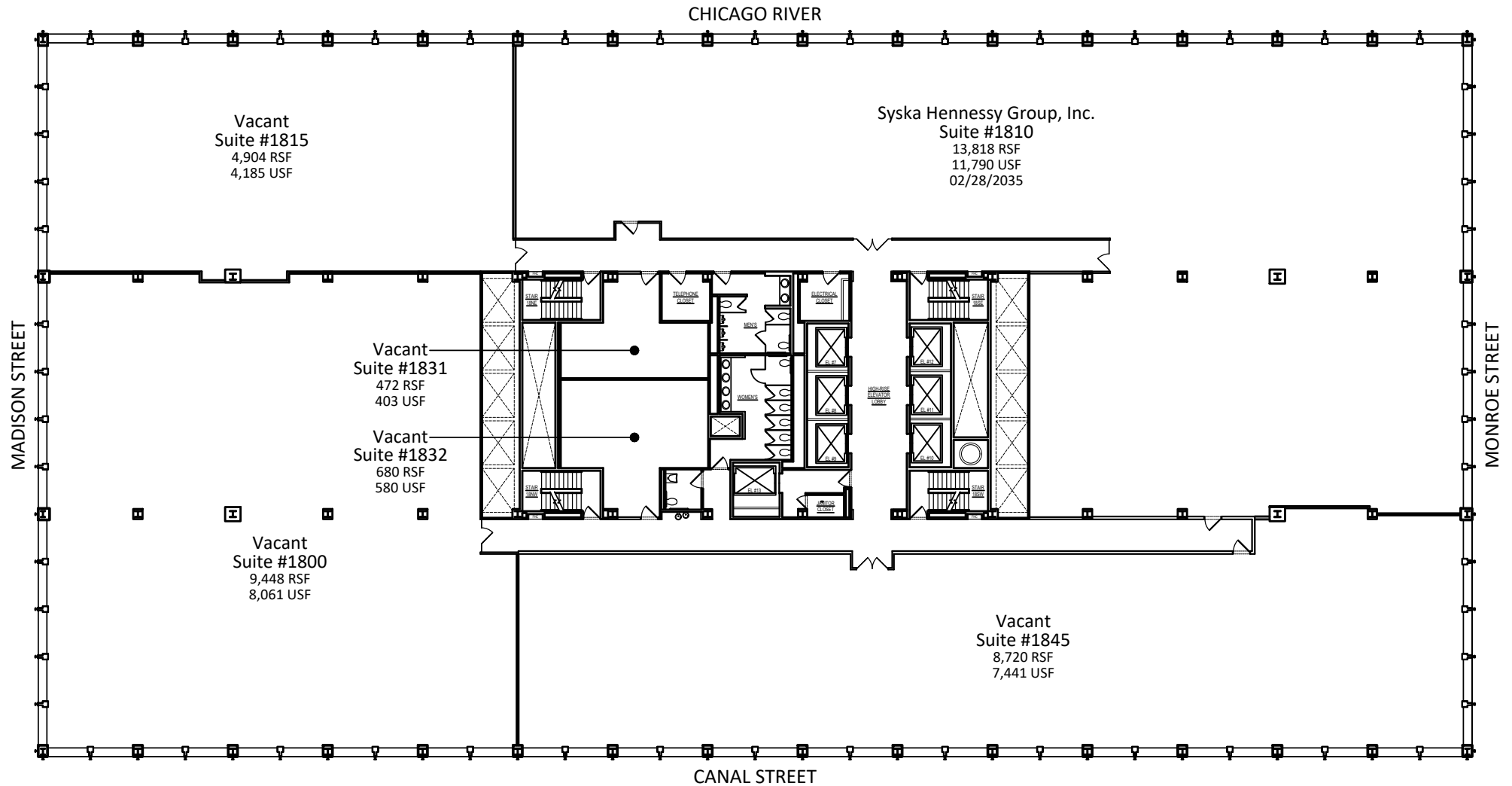
FLOOR 16 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	INTERACTIVE BROKERS LLC	33,810	1.1252	38,042	38,042	0
FLOOR TOTALS		33,810	1.1252	38,042	38,042	0





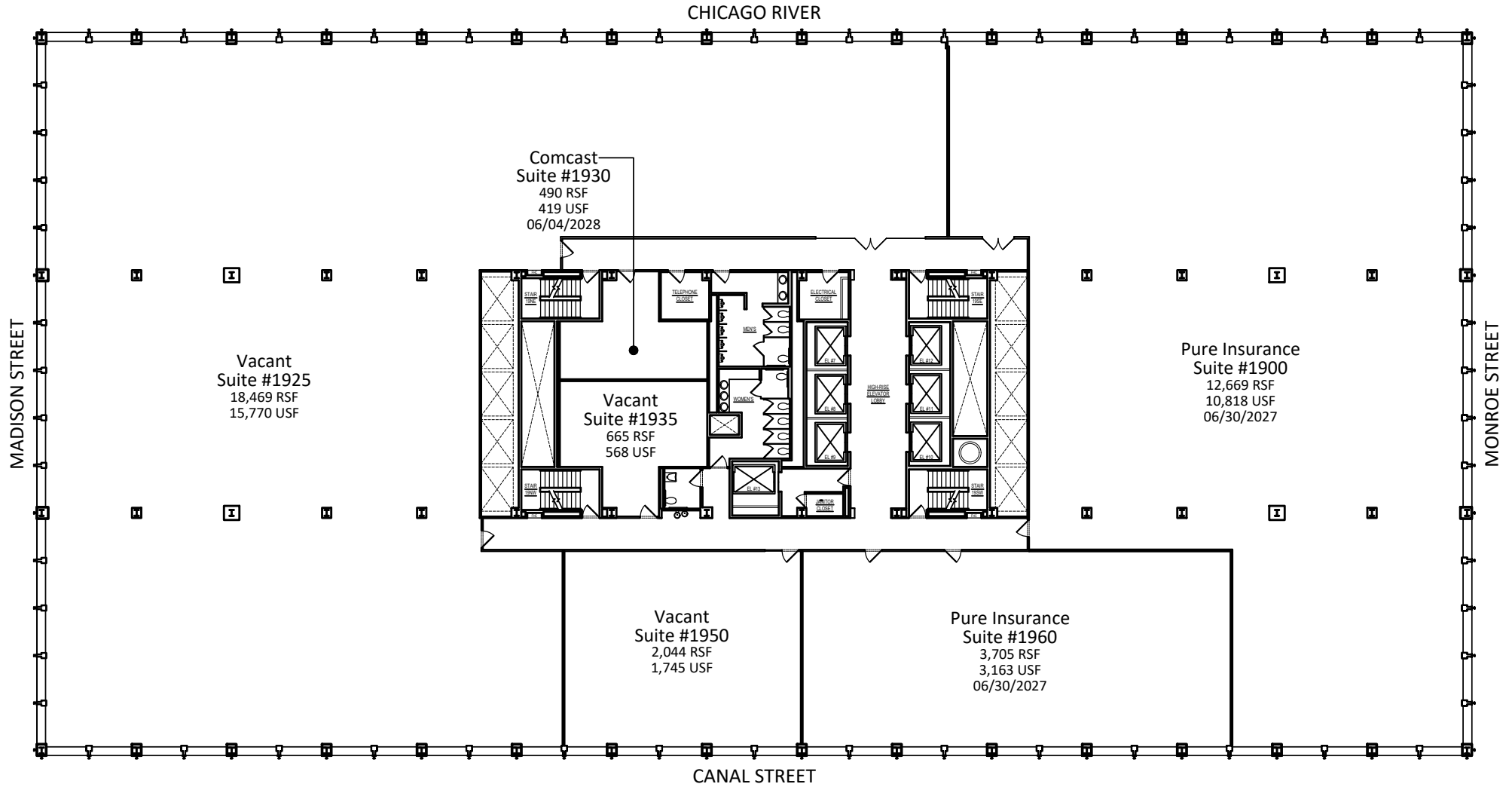
FLOOR 17 TENANT INFORMATION			ANSI/BOMA 265.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700	INTERACTIVE BROKERS LLC	20,055	1.2064	24,193	24,193	0
1750	VACANT	4,730	1.2064	5,707	0	5,707
1770	GIMBEL ABRAMS & SINGER	6,750	1.2064	8,142	7,973	169
FLOOR TOTALS		31,535	1.2064	38,042	32,166	5,876





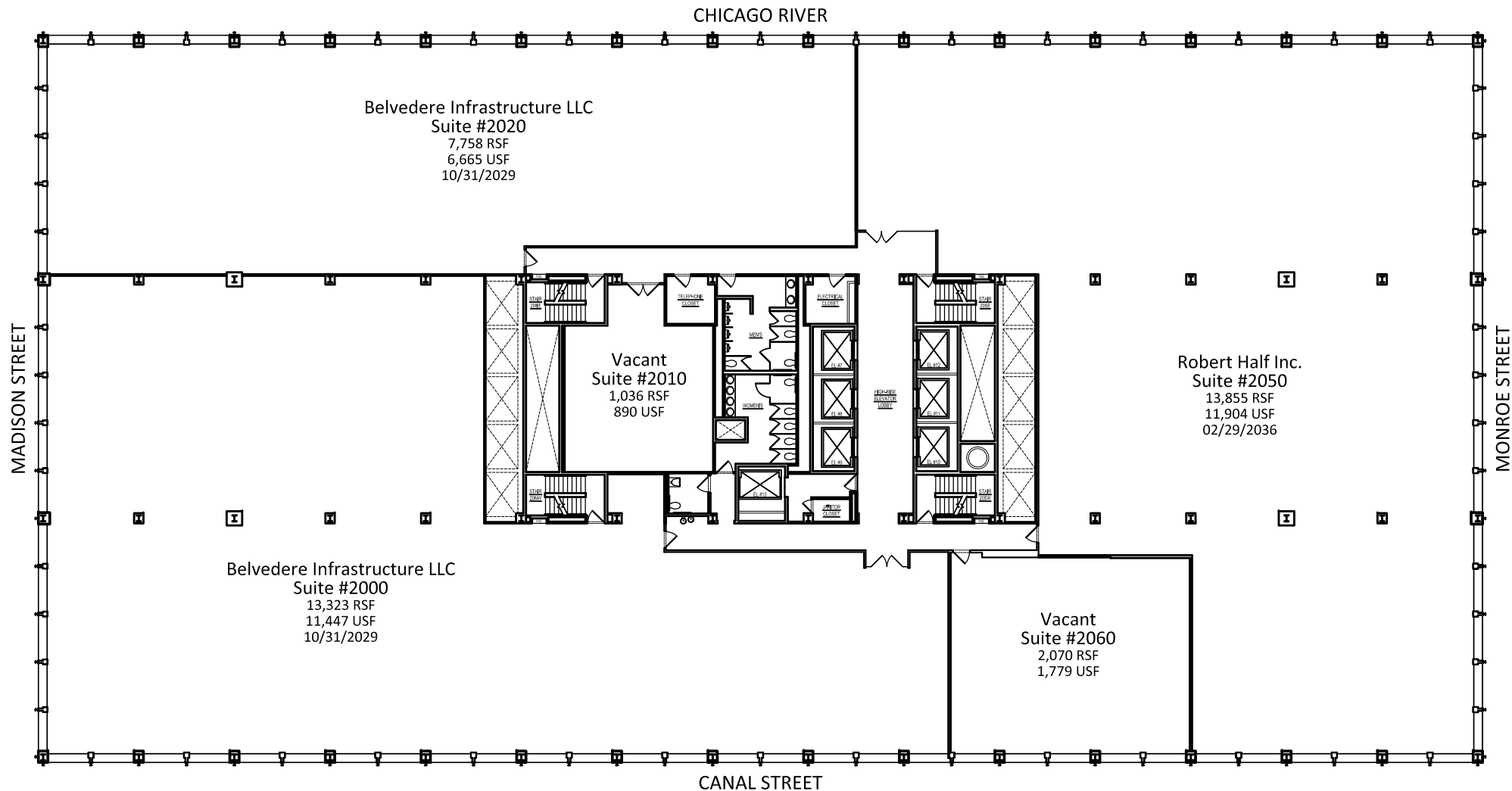
FLOOR 18 TENANT INFORMATION		ANSI/BOMA Z65.1-2024 METHOD A				
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	VACANT	8,061	1.1720	9,448	0	9,448
1810	SYSKA HENNESSY GROUP, INC.	11,790	1.1720	13,818	13,573	245
1815	VACANT	4,185	1.1720	4,904	0	4,904
1831	VACANT	403	1.1720	472	0	472
1832	VACANT	580	1.1720	680	0	680
1845	VACANT	7,441	1.1720	8,720	0	8,720
FLOOR TOTALS		32,460	1.1720	38,042	13,573	24,469





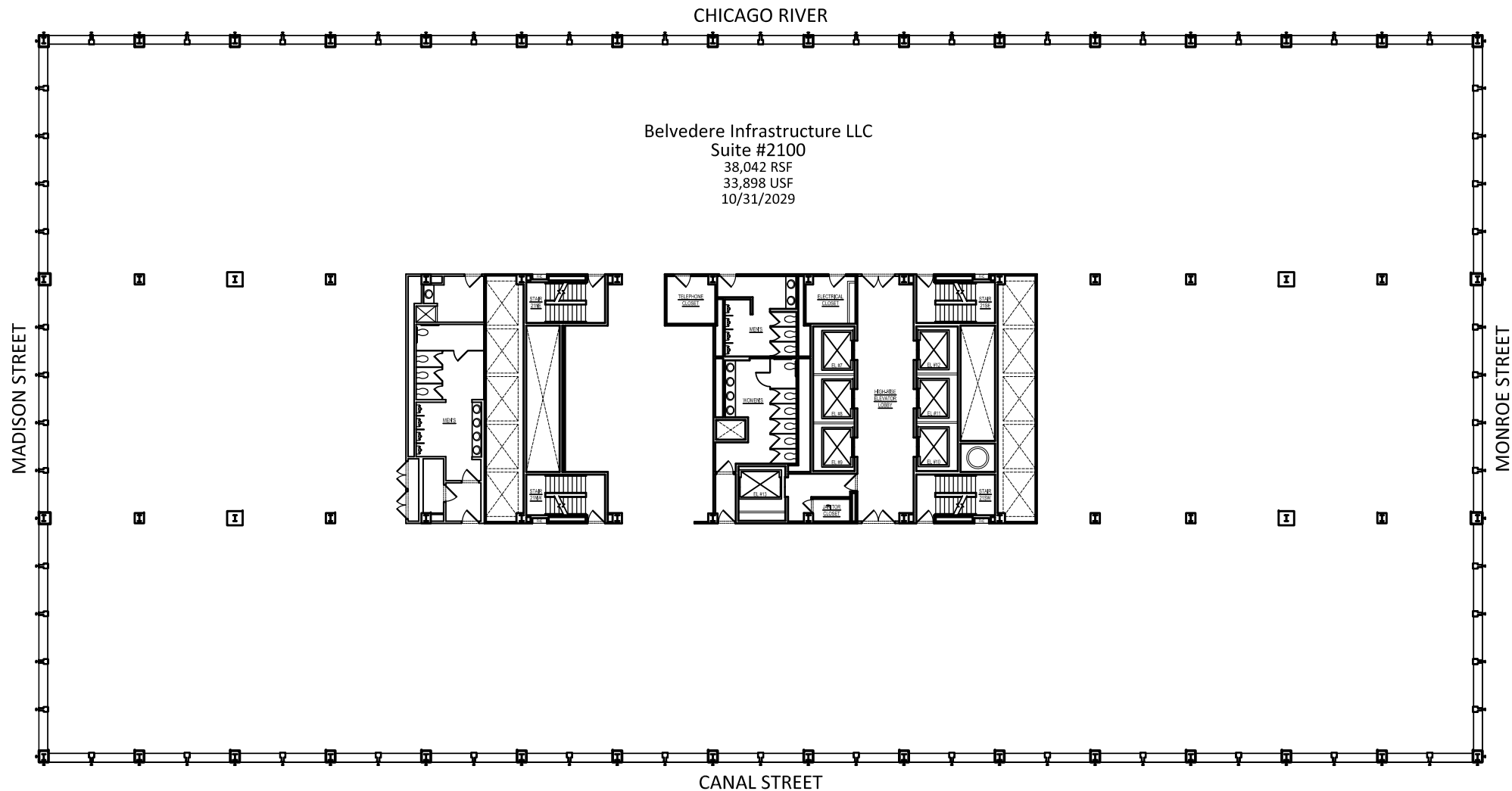
FLOOR 19 TENANT INFORMATION		ANSI/BOMA Z65.1-2024 METHOD A				
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	PURE INSURANCE	10,818	1.1712	12,669	12,517	152
1925	VACANT	15,770	1.1712	18,469	0	18,469
1930	COMCAST	419	1.1712	490	484	6
1935	VACANT	568	1.1712	665	0	665
1950	VACANT	1,745	1.1712	2,044	0	2,044
1960	PURE INSURANCE	3,163	1.1712	3,705	3,676	29
FLOOR TOTALS		32,482	1.1712	38,042	16,677	21,365





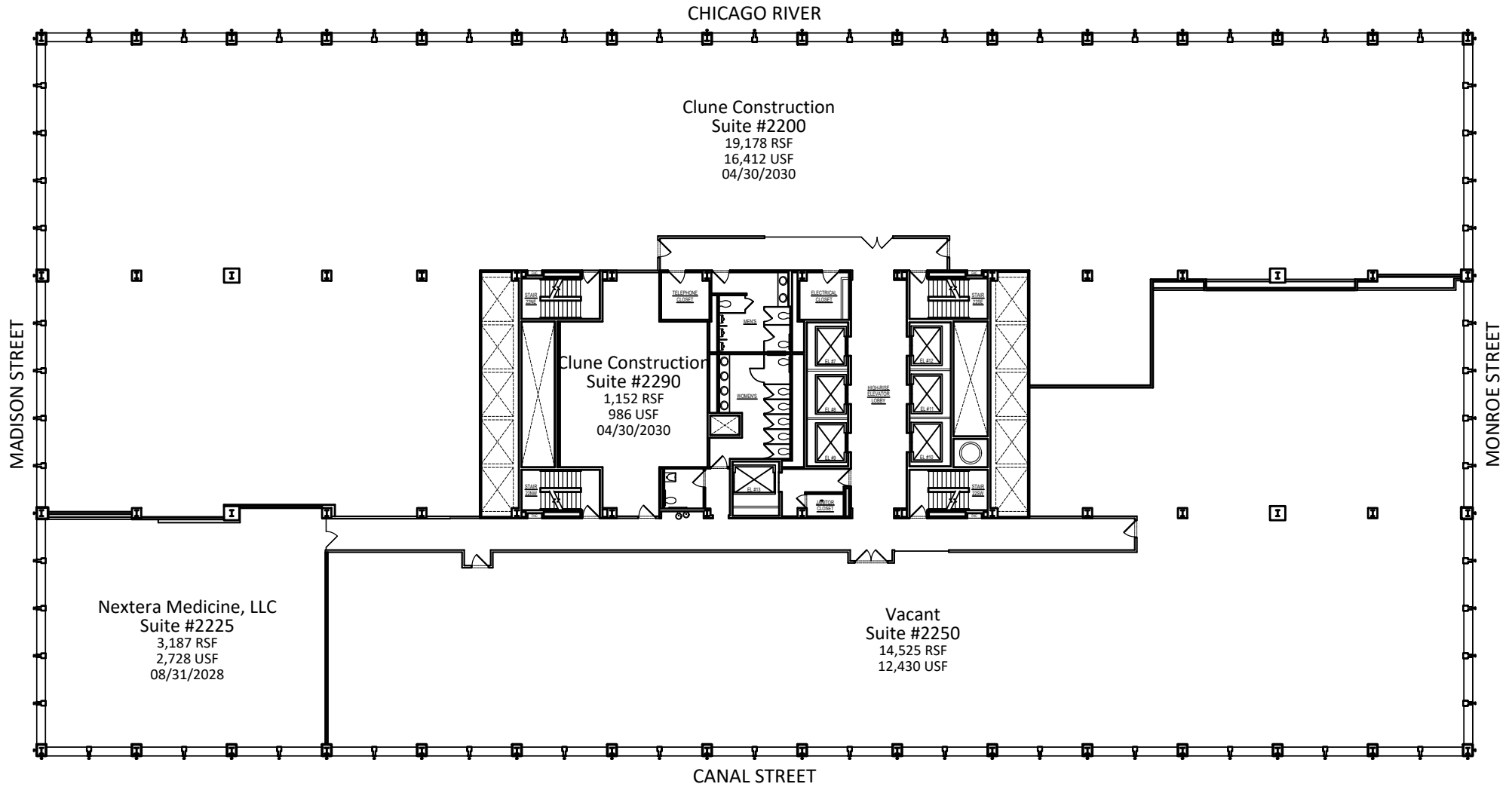
FLOOR 20 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	BELVEDERE INFRASTRUCTURE LLC	11,447	1.1639	13,323	13,210	113
2010	VACANT	890	1.1639	1,036	0	1,036
2020	BELVEDERE INFRASTRUCTURE LLC	6,665	1.1639	7,758	7,650	108
2050	ROBERT HALF INC.	11,904	1.1639	13,855	13,646	209
2060	VACANT	1,779	1.1639	2,070	0	2,070
FLOOR TOTALS		32,686	1.1639	38,042	34,506	3,536





FLOOR 21 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2100	BELVEDERE INFRASTRUCTURE LLC	33,898	1.1223	38,042	37,510	532
FLOOR TOTALS		33,898	1.1223	38,042	37,510	532





FLOOR 22 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2200	CLUNE CONSTRUCTION COMPANY, L.P.	16,412	1.1685	19,178	18,932	246
2225	NEXTERA MEDICINE, LLC	2,728	1.1685	3,187	3,225	-38
2250	VACANT	12,430	1.1685	14,525	0	14,525
2290	CLUNE CONSTRUCTION COMPANY, L.P.	986	1.1685	1,152	1,138	14
FLOOR TOTALS		32,556	1.1685	38,042	23,295	14,747

