

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 01**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
100	PLANTE & MORAN PLLC	06/30/2036	10,702	11,745	11,957	-212
100M	PLANTE & MORAN PLLC MEZZANINE	06/30/2036	2,194	2,407		2,407
110	VACANT		1,677	1,840		1,840
120	TENANT LOUNGE	MTM	1,927	2,115	2,115	
130	FITNESS CENTER	MTM	6,494	7,126	7,126	
			22,994	25,233	21,198	4,035

NOTES:

1. SUITE 100: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE
2. SUITE 100: MEZZANINE AREA NOT INCLUDED IN AS LEASED SQUARE FOOTAGE

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FLOOR 03

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
300	FITNESS CENTER	MTM	4,270	6,028	6,028	
310	TENANT LOUNGE	MTM	1,026	1,449	1,449	
			5,296	7,477	7,477	

NOTES:

1. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 3RD FLOOR

FLOOR INVENTORY REPORT

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FLOOR 04

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VACANT		33,153	37,338		37,338
			33,153	37,338		37,338

NOTES:

1. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 4TH FLOOR

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FLOOR 05

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	MORGAN STANLEY SERVICES GROUP INC.	09/30/2028	32,872	37,338	36,812	526
			32,872	37,338	36,812	526

NOTES:

2. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 5TH FLOOR

FLOOR INVENTORY REPORT

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FLOOR 06

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	A. I. RESEARCH IN BEHAVIORAL SCIENCES	10/31/2026	33,153	37,338	36,812	526
			33,153	37,338	36,812	526

NOTES:

- 1. SUITE 600: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
- 2. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 6TH FLOOR

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 07**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	ASSET ALLOCATION & MANAGEMENT CO.	01/31/2036	7,393	8,652	8,535	117
701	ASSET ALLOCATION & MANAGEMENT CO.	01/31/2036	259	303	299	4
750	PLANTE & MORAN PLLC	06/30/2036	15,983	18,705	18,445	260
770	MORGAN STANLEY SERVICES GROUP	09/30/2028	8,269	9,678	9,584	94
			31,904	37,338	36,863	475

NOTES:

1. SUITE 700: RENEWAL OPTION, NOE 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. SUITE 700: TERMINATION OPTION, EFFECTIVE 04/30/2033 WITH NOTICE NO LATER THAN 04/30/2032
3. SUITE 700: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE CONTIGUOUS TO THE PREMISES ON THE 7TH FLOOR
4. SUITE 750: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE
5. SUITE 770: TERMINATION OPTION, EFFECTIVE 10/31/2025 W/ 9 MONTHS NOTICE
6. AMERICAN INSTITUTE FOR RESEARCH IN THE BEHAVIORAL SCIENCES: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 7TH FLOOR

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 08**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	ASSOCIATION FORUM OF CHICAGOLAND	02/29/2028	7,740	9,063	8,816	247
820	VACANT		1,039	1,217		1,217
840	CONFERENCE ROOM	MTM	1,547	1,812	1,804	8
850	BUILDING MANAGEMENT OFFICE	MTM	3,577	4,189	4,146	43
875/875A	RGN-CHICAGO VI, LLC (REGUS)	MTM	17,981	21,057	20,826	231
			31,884	37,338	35,592	1,746

NOTES:

1. SUITE 800: RENEWAL OPTION, 5-YEAR RENEWAL OPTION
2. SUITE 875: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
3. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 8TH FLOOR

FLOOR INVENTORY REPORT

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FLOOR 09

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
900	PLANTE & MORAN PLLC	06/30/2036	32,976	37,338	36,808	530
			32,976	37,338	36,808	530

NOTES:

1. SUITE 900: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE

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FLOOR 10

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	PLANTE & MORAN PLLC	06/30/2036	32,976	37,338	36,811	527
			32,976	37,338	36,811	527

NOTES:

1. SUITE 1000: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 11**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	ATTORNEY'S LIABILITY ASSURANCE SOCIETY	10/31/2036	33,335	37,543	37,040	503
			33,335	37,543	37,040	503

NOTES:

1. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 11TH FLOOR
2. SUITE 1100: RENEWAL OPTIONS, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE
3. SUITE 1100: RIGHT OF FIRST OFFER OPTION, ANY AVAILABLE SPACE LOCATED ON THE 10TH OR 12TH FLOOR OF THE BUILDING
4. SUITE 1100: TERMINATION OPTION, EFFECTIVE 09/30/2033 WITH NOTICE ON OR BEFORE 09/30/2032

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FLOOR 12

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	VACANT		18,833	22,433		22,433
1210	VACANT		5,059	6,027		6,027
1250	VACANT		7,604	9,057		9,057
			31,496	37,517		37,517

NOTES:

1. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 12TH FLOOR

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 14**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400/1430/1434	VESTOR CAPITAL, LLC	06/30/2025	6,185	7,263	7,045	218
1450	STEWART TITLE GUARANTY COMPANY	05/31/2028	9,198	10,800	10,631	169
1470	VACANT		13,658	16,037		16,037
1475	MICRODESK, INC.	12/31/2027	2,417	2,838	2,884	-46
1480	VACANT		241	283		283
1490	VACANT		241	283		283
			31,940	37,504	20,560	16,944

NOTES:

1. SUITES 1400, 1430 AND 1434: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
2. SUITES 1400, 1430 AND 1434: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON 14TH FLOOR
3. SUITE 1450: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
4. SUITE 1450: TERMINATION OPTION, TERMINATION OPTION EFFECTIVE 07/31/2026 WITH NOTICE NO LATER THAN 07/31/2025
5. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 14TH FLOOR

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 15**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ADAGE TECHNOLOGIES, INC.	06/30/2027	6,986	8,203	8,050	153
1520	KINGSWAY AMERICA INC.	02/29/2028	2,772	3,255	3,219	36
1530	MOLEX REAL ESTATE HOLDINGS, LLC	07/31/2036	9,594	11,266	11,101	165
1540	VACANT		8,134	9,552		9,552
1550	SEDGWICK CLAIMS MANAGEMENT SERVICES	02/29/2028	3,968	4,660	4,683	-23
1590	VERIZON WIRELESS	08/13/2029	98	115	113	2
			31,552	37,051	27,166	9,885

NOTES:

1. SUITE 1500: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. SUITE 1520: TERMINATION OPTION, EFFECTIVE 07/31/2026 WITH MINIMUM 12 MONTHS NOTICE
3. SUITE 1530: RENEWAL OPTION, ONE 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
4. SUITE 1530: TERMINATION OPTION, OPTION TO TERMINATE LEASE EFFECTIVE 07/31/2032 WITH WRITTEN NOTICE NO LATER THAN 07/31/2031
5. SUITE 1530: RIGHT OF FIRST OFFER OPTION, ANY SPACE LESS THAN 10,000 RSF AND CONTIGUOUS TO THE PREMISES ON 15TH FLOOR OF BUILDING
6. SUITE 1550: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

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FLOOR 16						
SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	ZACKS INVESTMENT RESEARCH	05/31/2025	33,810	38,042	37,533	509
			33,810	38,042	37,533	509

NOTES:

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 17**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700	NATIONAL EQUITY FUND, INC.	06/30/2025	24,712	28,973	29,584	-611
1710	NATIONAL EQUITY FUND, INC.	06/30/2025	986	1,156		1,156
1770	GIMBEL ABRAMS & SINGER	08/31/2028	6,750	7,913	7,866	47
			32,448	38,042	37,450	592

NOTES:

1. SUITE 1700: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 17TH FLOOR
2. SUITE 1770: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
3. SUITE 1770: RIGHT OF FIRST OFFER OPTION, REMAINING LEASABLE SPACE ON THE 17TH FLOOR

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 18**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	VACANT		8,061	9,448		9,448
1810	SYSKA HENNESSY GROUP, INC.	02/28/2035	11,790	13,818	13,573	245
1815	DELL MARKETING L.P.	10/31/2025	4,185	4,904	4,832	72
1831	VACANT		403	472		472
1832	VACANT		580	680		680
1845	VACANT		7,441	8,720		8,720
			32,460	38,042	18,405	19,637

NOTES:

1. SUITE 1810: RENEWAL OPTION, ONE 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
2. SUITES 1810: RIGHT OF FIRST OFFER OPTION, SUITE 1815 4,832 RSF
3. SUITE 1810: TERMINATION OPTION, EFFECTIVE 12/31/2031 WITH NOTICE ON OR BEFORE 12/31/2030

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 19**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	PURE INSURANCE	06/30/2027	10,818	12,669	12,517	152
1925	RUSIN & MACIOROWSKI LTD.	04/30/2025	15,770	18,469	18,578	-109
1930	COMCAST	06/4/2028	419	490	484	6
1935	VACANT		568	665		665
1950	GILBANE BUILDING COMPANY	MTM	1,745	2,044	2,019	25
1960	PURE INSURANCE	06/30/2027	3,163	3,705	3,676	29
			32,483	38,042	37,274	768

NOTES:

1. SUITE 1900: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
2. SUITE 1900: RIGHT OF FIRST OFFER OPTION, SUITE 1950
3. SUITE 1925: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 15-18 MONTHS NOTICE
4. SUITE 1925: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON 19TH FLOOR

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 20**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	BELVEDERE INFRASTRUCTURE LLC	10/31/2029	11,447	13,323	13,210	113
2010	VACANT		890	1,036		1,036
2020	BELVEDERE INFRASTRUCTURE LLC	10/31/2029	6,665	7,758	7,650	108
2050	ROBERT HALF INC.	02/29/2036	11,904	13,855	13,646	209
2060	VACANT		1,779	2,070		2,070
			32,685	38,042	34,506	3,536

NOTES:

1. BELVEDERE TRADING: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 20TH FLOOR
2. SUITE 2050: RENEWAL OPTION, ONE 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
3. SUITE 2050: TERMINATION OPTION, OPTION TO TERMINATE LEASE EFFECTIVE 02/29/2032 WITH NOTICE NO LATER THAN 02/28/2031
4. SUITE 2050: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON THE 20TH FLOOR OF THE BUILDING

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10 S. RIVERSIDE

FLOOR 21

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2100	BELVEDERE INFRASTRUCTURE LLC	10/31/2029	33,898	38,042	37,510	532
			33,898	38,042	37,510	532

NOTES:

1. SUITE 2100: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 22**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2200	CLUNE CONSTRUCTION COMPANY, L.P.	04/30/2030	16,412	19,178	18,932	246
2225	NEXTERA MEDICINE, LLC	08/31/2028	2,728	3,187	3,181	6
2250	VACANT		12,430	14,525		14,525
2290	CLUNE CONSTRUCTION COMPANY, L.P.	04/30/2030	986	1,152	1,138	14
			32,556	38,042	23,251	14,791

NOTES:

1. SUITE 2200: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
2. SUITE 2200: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON THE 22ND FLOOR
3. SUITE 2225: RENEWAL OPTION, ONE 3-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE