

**FLOOR INVENTORY REPORT****10 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> |
|-------------------------|-----------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 100/100M                | PLANTE & MORAN PLLC               | 06/30/2026                | 15,218                 | 17,451                   | 11,957                    | 5,494                    |
| 117A                    | BUILDING SECURITY                 | 12/31/2024                | 307                    | 352                      | 332                       | 20                       |
| 117B                    | STORAGE - BUILDING                | 12/31/2024                | 280                    | 321                      | 310                       | 11                       |
| 124                     | JUST SALAD CHICAGO LLC            | 09/30/2031                | 2,458                  | 2,819                    | 1,805                     | 1,014                    |
| 140                     | STARBUCKS CORPORATION             | 06/30/2025                | 2,412                  | 2,766                    | 2,730                     | 36                       |
| 141                     | ROTI (ROFRESH FAST MEDITERRANEAN) | 02/28/2027                | 2,638                  | 3,025                    | 2,782                     | 243                      |
| 142/142M                | VACANT                            |                           | 4,931                  | 5,655                    |                           | 5,655                    |
| 162                     | MICHAEL A. GIAMMANCO              | 10/31/2021                | 404                    | 463                      | 599                       | -136                     |
|                         |                                   |                           | <b>28,648</b>          | <b>32,852</b>            | <b>20,515</b>             | <b>12,337</b>            |

**NOTES:**

1. SUITE 100: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE
2. SUITE 140: RENEWAL OPTION, ONE 5-YEAR RENEWAL OPTION WITH MINIMUM 12 MONTHS NOTICE
3. SUITE 141: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE

**FLOOR INVENTORY REPORT****10 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                     | TENANT LOUNGE               | 12/31/2024                | 1,014                  | 1,407                    | 1,392                     | 15                       |
| 320                     | BUILDING MANAGEMENT STORAGE | 12/31/2024                | 415                    | 576                      | 571                       | 5                        |
| 330                     | FITNESS CENTER              | 12/31/2024                | 4,301                  | 5,967                    | 5,787                     | 180                      |
|                         |                             |                           | 5,730                  | 7,950                    | 7,750                     | 200                      |

**NOTES:**

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

**FLOOR INVENTORY REPORT****10 S. RIVERSIDE****FLOOR 04**

| <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> |
|-------------------------|------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 400                     | PARSONS TRANSPORTATION GROUP | 05/31/2023                | 33,153                 | 36,838                   | 36,812                    | 26                       |
|                         |                              |                           | 33,153                 | 36,838                   | 36,812                    | 26                       |

**NOTES:**

1. SUITE 400: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 4TH FLOOR

**FLOOR INVENTORY REPORT****10 S. RIVERSIDE****FLOOR 05**

| <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> |
|-------------------------|-------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 500                     | E*TRADE FINANCIAL CORPORATION | 09/30/2028                | 32,872                 | 36,838                   | 36,812                    | 26                       |
|                         |                               |                           | 32,872                 | 36,838                   | 36,812                    | 26                       |

**NOTES:**

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

**FLOOR INVENTORY REPORT****10 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                     | A. I. RESEARCH IN BEHAVIORAL SCIENCES | 10/31/2026                | 33,153                 | 36,838                   | 36,812                    | 26                       |
|                         |                                       |                           | 33,153                 | 36,838                   | 36,812                    | 26                       |

**NOTES:**

1. SUITE 600: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
2. APERTURE GROUP: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 6TH FLOOR
3. 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**

| <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                     | HFR ASSET MANAGEMENT LLC      | 08/31/2022                | 7,386                  | 8,535                    | 8,659                     | -124                     |
| 701                     | VACANT                        |                           | 259                    | 299                      |                           | 299                      |
| 750                     | PLANTE & MORAN PLLC           | 06/30/2026                | 15,975                 | 18,460                   | 18,445                    | 15                       |
| 770                     | E*TRADE FINANCIAL CORPORATION | 10/24/2022                | 8,259                  | 9,544                    | 9,584                     | -40                      |
|                         |                               |                           | 31,879                 | 36,838                   | 36,688                    | 150                      |

**NOTES:**

1. SUITE 700: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 15-18 MONTHS NOTICE
2. SUITE 750: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE
3. 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**

| <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                     | ASSOCIATION FORUM OF CHICAGOLAND   | 02/29/2028                | 7,731                  | 8,939                    | 8,816                     | 123                      |
| 820                     | BARRETT TRADE & FINANCE GROUP, LLC | 09/30/2022                | 1,039                  | 1,201                    | 1,217                     | -16                      |
| 840                     | CONFERENCE ROOM                    | 12/31/2024                | 1,545                  | 1,786                    | 1,804                     | -18                      |
| 850                     | BUILDING MANAGEMENT OFFICE         | 12/31/2024                | 3,566                  | 4,124                    | 4,146                     | -22                      |
| 875/875A                | RGN-CHICAGO VI, LLC (REGUS)        | 06/30/2024                | 17,977                 | 20,787                   | 20,826                    | -39                      |
|                         |                                    |                           | 31,858                 | 36,837                   | 36,809                    | 28                       |

**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****10 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                     | PLANTE & MORAN PLLC | 06/30/2026                | 32,976                 | 36,838                   | 36,808                    | 30                       |
|                         |                     |                           | 32,976                 | 36,838                   | 36,808                    | 30                       |

**NOTES:**

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

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

| <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> |
|-------------------------|---------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1000                    | PLANTE & MORAN PLLC | 06/30/2026                | 32,976                 | 36,838                   | 36,811                    | 27                       |
|                         |                     |                           | 32,976                 | 36,838                   | 36,811                    | 27                       |

**NOTES:**

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

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

| <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> |
|-------------------------|------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1100/1150               | AETNA HEALTH MANAGEMENT, LLC | 10/31/2023                | 33,335                 | 37,040                   | 36,811                    | 229                      |
|                         |                              |                           | 33,335                 | 37,040                   | 36,811                    | 229                      |

**NOTES:**

1. SUITES 1100/1150: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
2. PLANTE & MORAN: RIGHT OF FIRST OFFER OPTION, ANY SPACE LARGER THAN 6,000 RSF ON THE 11TH FLOOR

**FLOOR INVENTORY REPORT****10 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> |
|-------------------------|------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1200/1275               | AETNA HEALTH MANAGEMENT, LLC | 10/31/2023                | 18,820                 | 22,136                   | 22,095                    | 41                       |
| 1210                    | AETNA HEALTH MANAGEMENT, LLC | 10/31/2023                | 5,091                  | 5,988                    | 5,923                     | 65                       |
| 1250                    | AETNA HEALTH MANAGEMENT, LLC | 10/31/2023                | 7,558                  | 8,890                    | 8,794                     | 96                       |
|                         |                              |                           | 31,469                 | 37,014                   | 36,812                    | 202                      |

**NOTES:**

1. SUITES 1200, 1210, 1250 AND 1275: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
2. 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**

| <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> |
|-------------------------|--------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1400/1430/1434          | VESTOR CAPITAL, LLC            | 06/30/2025                | 6,199                  | 7,189                    | 7,045                     | 144                      |
| 1450                    | STEWART TITLE GUARANTY COMPANY | 12/31/2021                | 9,167                  | 10,631                   | 10,586                    | 45                       |
| 1460                    | VACANT                         |                           | 1,039                  | 1,205                    |                           | 1,205                    |
| 1465/1470               | SUPERIOR GRAPHITE CO.          | 09/30/2022                | 12,598                 | 14,610                   | 14,657                    | -47                      |
| 1475                    | MICRODESK, INC.                | 06/30/2022                | 2,420                  | 2,806                    | 2,884                     | -78                      |
| 1480                    | SUPERIOR GRAPHITE CO.          | 09/30/2022                | 241                    | 280                      | 576                       | -296                     |
| 1490                    | SUPERIOR GRAPHITE CO.          | 09/30/2022                | 241                    | 280                      |                           | 280                      |
|                         |                                |                           | <b>31,905</b>          | <b>37,001</b>            | <b>35,748</b>             | <b>1,253</b>             |

**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. SUITES 1450: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON 14TH FLOOR
5. SUITES 1465 AND 1470: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
6. SUITES 1465 AND 1470: RIGHT OF FIRST OFFER OPTION, SUITE 1475
7. SUITE 1475: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
8. AETNA HEALTH MANAGEMENT: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON THE 14TH FLOOR
9. 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**

| <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                    | ADAGE TECHNOLOGIES, INC.            | 11/30/2021                | 6,947                  | 8,055                    | 7,944                     | 111                      |
| 1520                    | ADAGE TECHNOLOGIES, INC.            | 11/30/2021                | 2,772                  | 3,214                    | 3,268                     | -54                      |
| 1530                    | AETNA HEALTH MANAGEMENT, LLC        | 10/31/2023                | 17,725                 | 20,552                   | 20,595                    | -43                      |
| 1550                    | SEDGWICK CLAIMS MANAGEMENT SERVICES | 10/31/2025                | 3,985                  | 4,620                    | 4,620                     |                          |
| 1590                    | VERIZON WIRELESS                    | 08/13/2024                | 98                     | 113                      | 113                       |                          |
|                         |                                     |                           | <b>31,527</b>          | <b>36,554</b>            | <b>36,540</b>             | <b>14</b>                |

**NOTES:**

1. SUITES 1500 AND 1520: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. SUITE 1530: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
3. SUITE 1530: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON THE 15TH FLOOR
4. SUITE 1550: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
5. HEWITT ENNISKNUPP: RIGHT OF FIRST OFFER OPTION, 15TH FLOOR

**FLOOR INVENTORY REPORT****10 S. RIVERSIDE****FLOOR 16**

| <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> |
|-------------------------|---------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1600                    | ZACKS INVESTMENT RESEARCH | 05/31/2025                | 33,810                 | 37,533                   | 37,533                    |                          |
|                         |                           |                           | 33,810                 | 37,533                   | 37,533                    |                          |

**NOTES:**

**FLOOR INVENTORY REPORT****10 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> |
|-------------------------|----------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 1700/1700A              | NATIONAL EQUITY FUND, INC. | 06/30/2025                | 25,620                 | 29,666                   | 29,584                    | 82                       |
| 1770                    | GIMBEL ABRAMS & SINGER     | 07/31/2023                | 6,794                  | 7,866                    | 7,836                     | 30                       |
|                         |                            |                           | 32,414                 | 37,532                   | 37,420                    | 112                      |

**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**

| <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                    | AETNA HEALTH MANAGEMENT, LLC      | 01/31/2028                | 8,050                  | 9,317                    | 9,317                     |                          |
| 1810                    | VACANT                            |                           | 6,184                  | 7,157                    |                           | 7,157                    |
| 1815                    | DELL MARKETING L.P.               | 10/31/2025                | 4,174                  | 4,832                    | 4,832                     |                          |
| 1820                    | VACANT                            |                           | 637                    | 737                      |                           | 737                      |
| 1830                    | STRATEGIC LEASING LAW GROUP, LLC  | 07/31/2021                | 4,906                  | 5,679                    | 5,832                     | -153                     |
| 1831                    | VACANT                            |                           | 403                    | 466                      |                           | 466                      |
| 1832                    | VACANT                            |                           | 580                    | 672                      |                           | 672                      |
| 1844/1845               | KEMPERLESNIK COMMUNICATIONS, INC. | 02/29/2024                | 7,492                  | 8,672                    | 8,766                     | -94                      |
|                         |                                   |                           | <b>32,426</b>          | <b>37,532</b>            | <b>28,747</b>             | <b>8,785</b>             |

**NOTES:**

1. SUITE 1815: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE
2. SUITES 1844 AND 1845: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 15-18 MONTHS NOTICE
3. SUITES 1844 AND 1845: RIGHT OF FIRST OFFER OPTION, SUITE 1810
4. AETNA HEALTH MANAGEMENT: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON THE 18TH FLOOR

**FLOOR INVENTORY REPORT****10 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                    | PURE INSURANCE           | 06/30/2027                | 10,786                 | 12,476                   | 12,517                    | -41                      |
| 1925                    | RUSIN & MACIOROWSKI LTD. | 04/30/2025                | 15,753                 | 18,221                   | 18,578                    | -357                     |
| 1930                    | COMCAST                  | 06/4/2023                 | 419                    | 484                      | 484                       |                          |
| 1935                    | VACANT                   |                           | 568                    | 657                      |                           | 657                      |
| 1950                    | VACANT                   |                           | 1,745                  | 2,019                    |                           | 2,019                    |
| 1960                    | PURE INSURANCE           | 06/30/2027                | 3,178                  | 3,676                    | 3,676                     |                          |
|                         |                          |                           | <b>32,449</b>          | <b>37,533</b>            | <b>35,255</b>             | <b>2,278</b>             |

**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
5. AETNA HEALTH MANAGEMENT: RIGHT OF FIRST REFUSAL, ANY LEASABLE SPACE ON THE 18TH FLOOR

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

| <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> |
|-------------------------|------------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| 2000                    | BELVEDERE INFRASTRUCTURE LLC | 10/31/2029                | 11,448                 | 13,151                   | 13,210                    | -59                      |
| 2010                    | VACANT                       |                           | 890                    | 1,023                    |                           | 1,023                    |
| 2020                    | BELVEDERE INFRASTRUCTURE LLC | 10/31/2029                | 6,659                  | 7,650                    | 7,650                     |                          |
| 2050                    | IVANHOE CAMBRIDGE            | 06/30/2022                | 11,879                 | 13,646                   | 13,545                    | 101                      |
| 2060                    | VACANT                       |                           | 1,796                  | 2,063                    |                           | 2,063                    |
|                         |                              |                           | <b>32,672</b>          | <b>37,533</b>            | <b>34,405</b>             | <b>3,128</b>             |

**NOTES:**

1. SUITE 2050: RIGHT OF FIRST REFUSAL OPTION, ALL LEASABLE SPACE ON THE 20TH FLOOR
2. BELVEDERE TRADING: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 20TH FLOOR

**FLOOR INVENTORY REPORT****10 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                    | BELVEDERE INFRASTRUCTURE LLC | 10/31/2029                | 33,898                 | 37,533                   | 37,510                    | 23                       |
|                         |                              |                           | 33,898                 | 37,533                   | 37,510                    | 23                       |

**NOTES:**

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

**FLOOR INVENTORY REPORT****10 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                    | CLUNE CONSTRUCTION COMPANY, L.P. | 04/30/2030                | 16,409                 | 18,932                   | 19,023                    | -91                      |
| 2225                    | RESILIENCE ENTERPRISES LLC       | 05/31/2023                | 2,757                  | 3,181                    | 3,143                     | 38                       |
| 2250                    | AETNA HEALTH MANAGEMENT, LLC     | 10/31/2023                | 12,377                 | 14,281                   | 14,216                    | 65                       |
| 2290                    | CLUNE CONSTRUCTION COMPANY, L.P. | 04/30/2030                | 986                    | 1,138                    | 1,117                     | 21                       |
|                         |                                  |                           | <b>32,529</b>          | <b>37,532</b>            | <b>37,499</b>             | <b>33</b>                |

**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, 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE
4. SUITE 2250: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
5. SUITE 2250: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON THE 18TH FLOOR