

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

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
100/100M	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	VACANT		2,458	2,819		2,819
140	VACANT		2,412	2,766		2,766
141	VACANT		2,638	3,025		3,025
142/142M	VACANT		4,931	5,655		5,655
162	VACANT		404	463		463
			28,648	32,852	12,599	20,253

NOTES:

1. SUITE 100: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE

FLOOR INVENTORY REPORT**10 S. RIVERSIDE****FLOOR 03**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
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

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FLOOR 04

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VACANT	05/31/2023	33,153	36,838		36,838
			33,153	36,838		36,838

NOTES:

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

FLOOR INVENTORY REPORT

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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	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**

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	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**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	ASSET ALLOCATION & MANAGEMENT CO.	01/31/2036	7,386	8,535	8,535	
701	VACANT		259	299		299
750	PLANTE & MORAN PLLC	06/30/2026	15,975	18,460	18,445	15
770	MORGAN STANLEY SERVICES GROUP	09/30/2028	8,259	9,544	9,584	-40
			31,879	36,838	36,564	274

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	7,731	8,939	8,816	123
820	VACANT		1,039	1,201		1,201
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)	MTM	17,977	20,787	20,826	-39
			31,858	36,837	35,592	1,245

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

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
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

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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	06/30/2026	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 NUMBER</u>	<u>TENANT NAME</u>	<u>LEASE END DATE</u>	<u>USABLE AREA</u>	<u>RENTABLE AREA</u>	<u>AS LEASED AREA</u>	<u>AREA VARIANCE</u>
1100	ATTORNEY'S LIABILITY ASSURANCE SOCIETY	11/30/2036	33,335	37,040	37,040	
			33,335	37,040	37,040	

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

FLOOR INVENTORY REPORT

10 S. RIVERSIDE

FLOOR 12

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	VACANT		18,820	22,136		22,136
1210	VACANT		5,091	5,988		5,988
1250	VACANT		7,558	8,890		8,890
			31,469	37,014		37,014

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	6,199	7,189	7,045	144
1450	STEWART TITLE GUARANTY COMPANY	05/31/2028	9,167	10,631	10,631	
1470	VACANT		13,637	15,815		15,815
1475	MICRODESK, INC.	12/31/2027	2,420	2,806	2,884	-78
1480	VACANT		241	280		280
1490	VACANT		241	280		280
			31,905	37,001	20,560	16,441

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. AETNA HEALTH MANAGEMENT: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON THE 14TH FLOOR
6. 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	6,943	8,050	8,050	
1520	KINGSWAY AMERICA INC.	02/29/2028	2,776	3,219	3,219	
1530	VACANT		17,725	20,552		20,552
1550	SEDGWICK CLAIMS MANAGEMENT SERVICES	10/31/2025	3,985	4,620	4,620	
1590	VERIZON WIRELESS	08/13/2029	98	113	113	
			31,527	36,554	16,002	20,552

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 1550: RENEWAL OPTION, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE

FLOOR INVENTORY REPORT

10 S. RIVERSIDE

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	37,533	37,533	
			33,810	37,533	37,533	

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
1700/1700A	NATIONAL EQUITY FUND, INC.	06/30/2025	25,620	29,666	29,584	82
1770	GIMBEL ABRAMS & SINGER	08/31/2025	6,794	7,866	7,866	
			32,414	37,532	37,450	82

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		8,050	9,317		9,317
1810	SYSKA HENNESSY GROUP, INC.	02/28/2035	11,727	13,573	13,573	
1815	DELL MARKETING L.P.	10/31/2025	4,174	4,832	4,832	
1831	VACANT		403	466		466
1832	VACANT		580	672		672
1845	VACANT		7,492	8,672		8,672
			32,426	37,532	18,405	19,127

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	10,786	12,476	12,517	-41
1925	RUSIN & MACIOROWSKI LTD.	04/30/2025	15,753	18,221	18,578	-357
1930	COMCAST	06/4/2028	419	484	484	
1935	VACANT		568	657		657
1950	GILBANE BUILDING COMPANY	MTM	1,745	2,019	2,019	
1960	PURE INSURANCE	06/30/2027	3,178	3,676	3,676	
			32,449	37,533	37,274	259

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**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
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	ROBERT HALF INC.	03/31/2036	11,879	13,646	13,646	
2060	VACANT		1,796	2,063		2,063
			32,672	37,533	34,506	3,027

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

FLOOR INVENTORY REPORT**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	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**

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	16,409	18,932	18,932	
2225	RESILIENCE ENTERPRISES LLC	05/31/2025	2,757	3,181	3,181	
2250	VACANT		12,377	14,281		14,281
2290	CLUNE CONSTRUCTION COMPANY, L.P.	04/30/2030	986	1,138	1,138	
			32,529	37,532	23,251	14,281

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