

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	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	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	17,134	15,718

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

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

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

<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>
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 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>
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	VACANT		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	28,029	8,809

NOTES:

1. SUITE 750: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-15 MONTHS NOTICE
2. SUITE 770: TERMINATION OPTIONS (2), 1ST OPTION EFFECTIVE 04/30/2024 W/ 9 MONTHS NOTICE, 2ND OPTION EFFECTIVE 10/31/2025 W/ 9 MONTHS
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**

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	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**

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**10 S. RIVERSIDE****FLOOR 10**

<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>
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**

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

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

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	12/31/2022	9,167	10,631	10,586	45
1460	BULLEY & ANDREWS	MTM	1,039	1,205	1,205	
1465/1470	SUPERIOR GRAPHITE CO.	09/30/2022	12,598	14,610	14,657	-47
1475	MICRODESK, INC.	12/31/2027	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
			31,905	37,001	36,953	48

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 6 MONTHS NOTICE
4. SUITES 1465 AND 1470: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
5. SUITES 1465 AND 1470: RIGHT OF FIRST OFFER OPTION, SUITE 1475
6. AETNA HEALTH MANAGEMENT: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON THE 14TH FLOOR
7. 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	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	
			31,527	36,554	36,597	-43

NOTES:

1. SUITES 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, 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
4. SUITE 1530: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON THE 15TH FLOOR
5. 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	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**

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	VACANT		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
1844/1845	KEMPERLESNIK COMMUNICATIONS, INC.	02/29/2024	7,492	8,672	8,766	-94
			32,426	37,532	13,598	23,934

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

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	06/4/2023	419	484	484	
1935	VACANT		568	657		657
1950	GILBANE BUILDING COMPANY	MTM	1,745	2,019	1,205	814
1960	PURE INSURANCE	06/30/2027	3,178	3,676	3,676	
			32,449	37,533	36,460	1,073

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	VACANT		11,879	13,646		13,646
2060	VACANT		1,796	2,063		2,063
			32,672	37,533	20,860	16,673

NOTES:

1. BELVEDERE TRADING: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 20TH FLOOR

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	05/31/2023	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	1,138	
			32,529	37,532	37,429	103

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