

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	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
			28,648	32,852	20,515	12,337

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**

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**

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

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	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**

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**

<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>
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**

<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>
1100/1150	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	12/31/2021	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.	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
			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 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**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
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	
			31,527	36,554	36,540	14

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 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>
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	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
			32,426	37,532	28,747	8,785

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**

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	VACANT		1,745	2,019		2,019
1960	PURE INSURANCE	06/30/2027	3,178	3,676	3,676	
			32,449	37,533	35,255	2,278

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	HINES	06/30/2022	11,879	13,646	13,545	101
2060	VACANT		1,796	2,063		2,063
			32,672	37,533	34,405	3,128

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**

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	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
			32,529	37,532	37,499	33

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