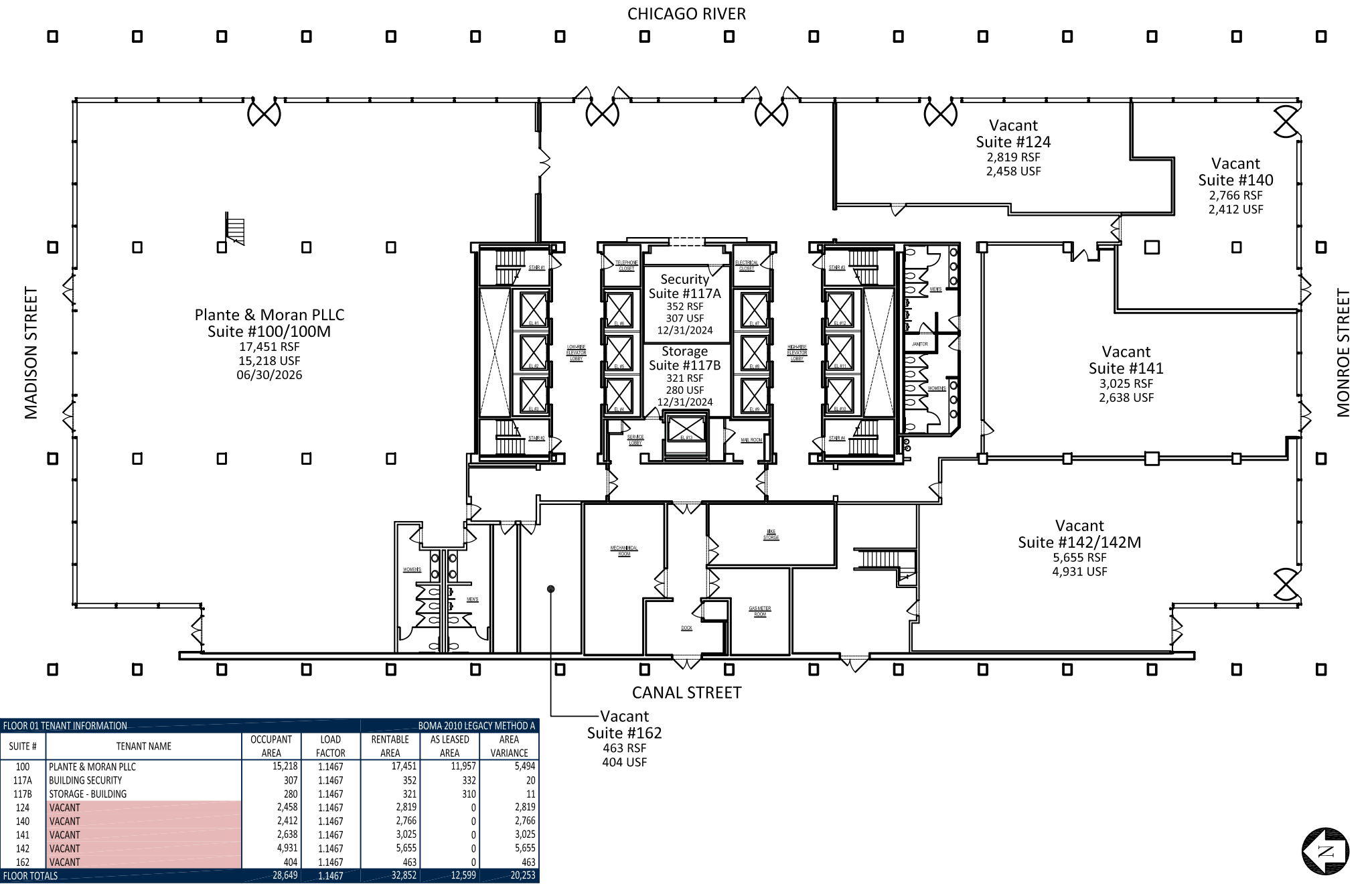


10 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606**BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0761**

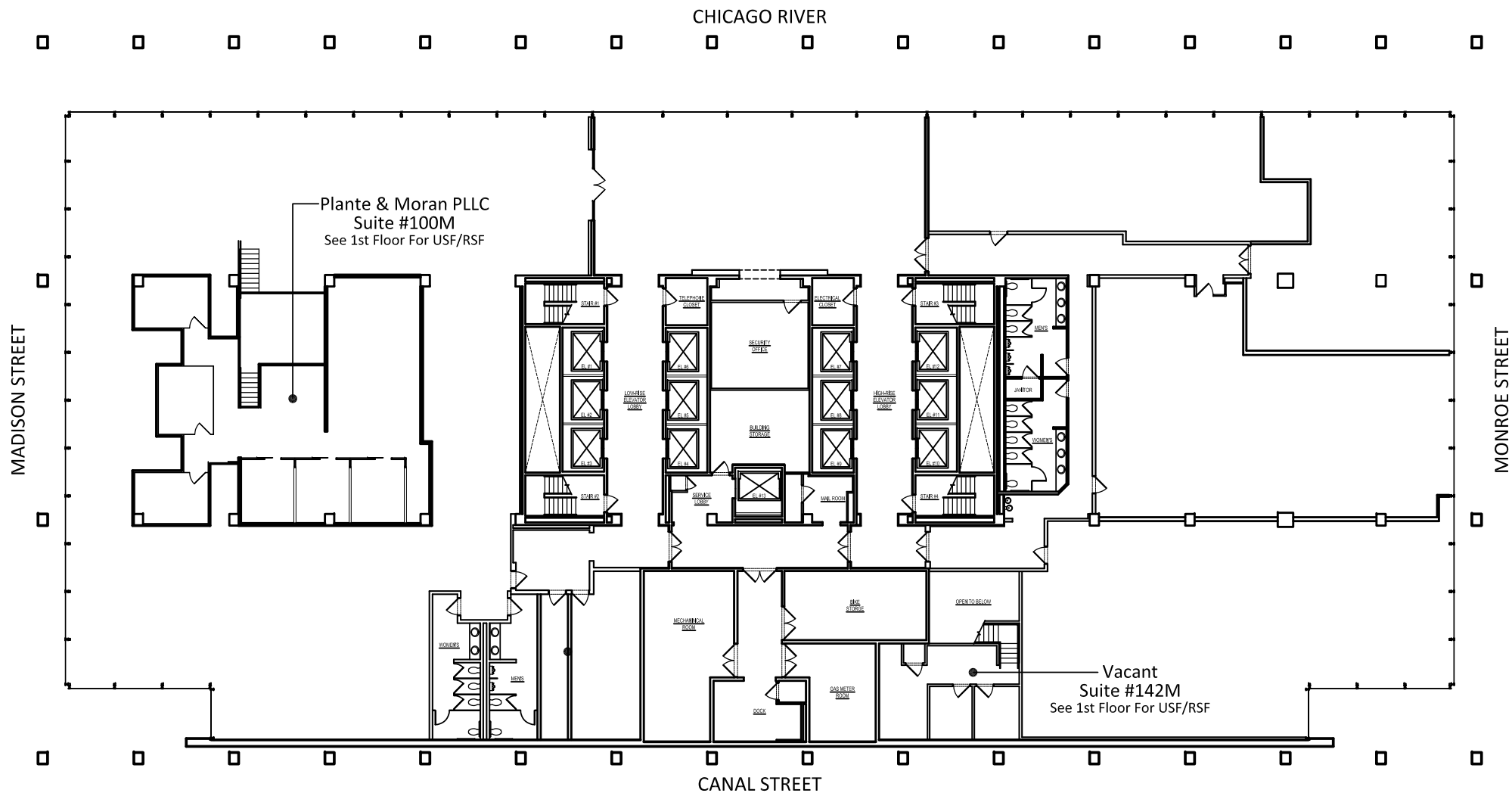
FLOOR NUMBER	% LEASED	MEASURED USF	CURRENT RSF	FUTURE RSF	FUTURE RSF NET GAIN/LOSS	CURRENT VACANT RSF	LOAD FACTOR	LOSS FACTOR
01	38.35%	28,648	12,599	32,852	5,525	14,728	1.1467	12.80%
03	97.48%	5,730	7,750	7,950	200	0	1.3874	27.92%
04	0.00%	33,153	0	36,838	0	36,838	1.1111	10.00%
05	99.93%	32,872	36,812	36,838	26	0	1.1206	10.77%
06	99.93%	33,153	36,812	36,838	26	0	1.1111	10.00%
07	99.26%	31,879	36,564	36,838	(25)	299	1.1556	13.46%
08	96.62%	31,858	35,592	36,837	44	1,201	1.5630	13.52%
09	99.92%	32,976	36,808	36,838	30	0	1.1171	10.48%
10	99.93%	32,976	36,811	36,838	27	0	1.1171	10.48%
11	100.00%	33,335	37,040	37,040	0	0	1.1111	10.00%
12	0.00%	31,470	0	37,014	0	37,014	1.1762	14.98%
14	55.57%	31,906	20,560	37,001	66	16,375	1.1597	13.77%
15	43.78%	31,526	16,002	36,554	0	20,552	1.1595	13.75%
16	100.00%	33,810	37,533	37,533	0	0	1.1101	9.92%
17	99.78%	32,413	37,450	37,532	82	0	1.1579	13.64%
18	49.04%	32,427	18,405	37,532	0	19,127	1.1575	13.60%
19	99.31%	32,449	37,274	37,533	(398)	657	1.1567	13.55%
20	91.94%	32,672	34,506	37,533	(59)	3,086	1.1488	12.95%
21	99.94%	33,898	37,510	37,533	23	0	1.1072	9.68%
22	61.95%	32,530	23,251	37,532	0	14,281	1.1538	13.33%
TOTALS	76.06%	621,681	539,279	709,004	5,567	164,158		

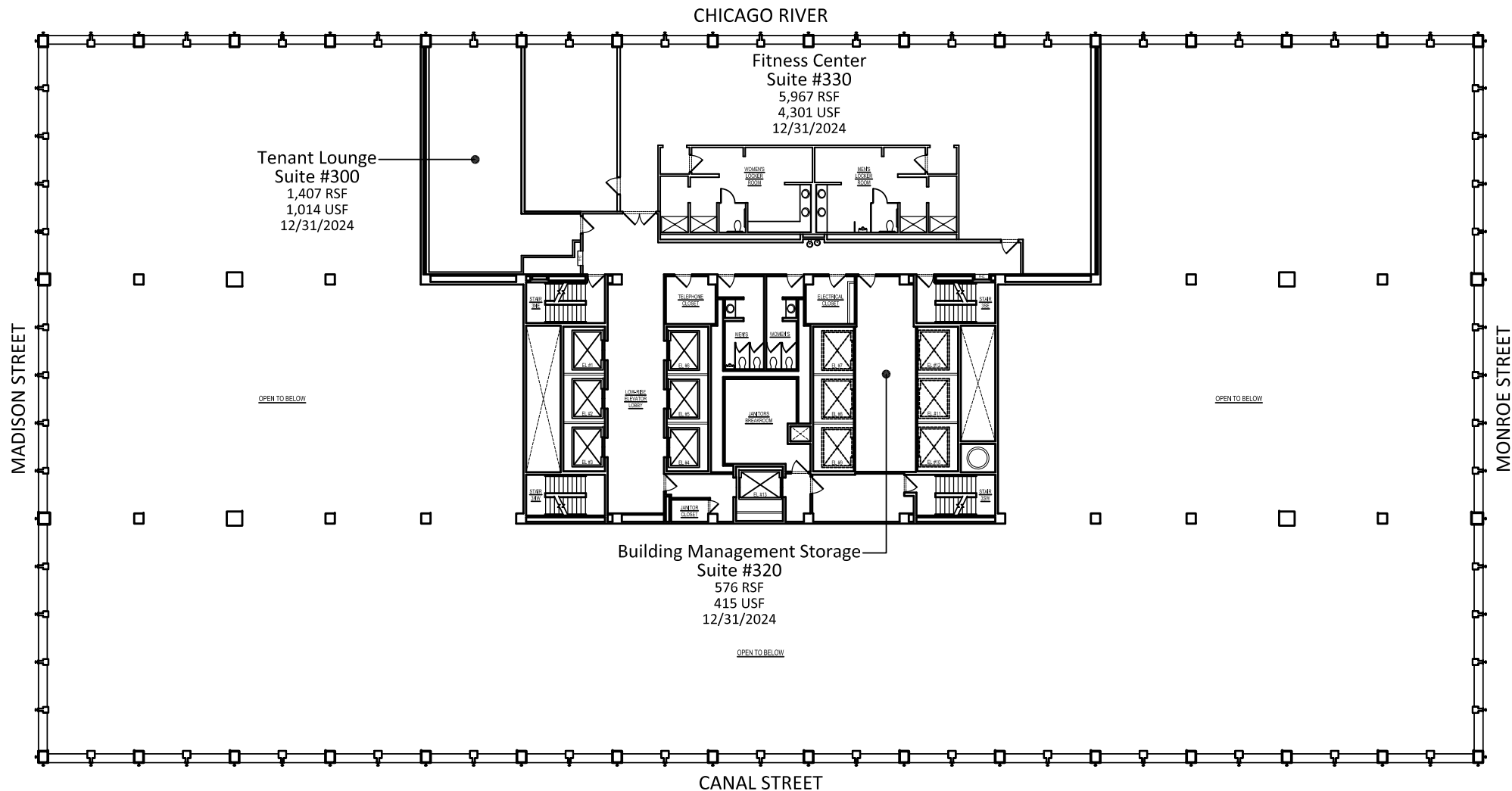
Main Lobby = 1,878 SF
Elevator Lobbies = 946 SF



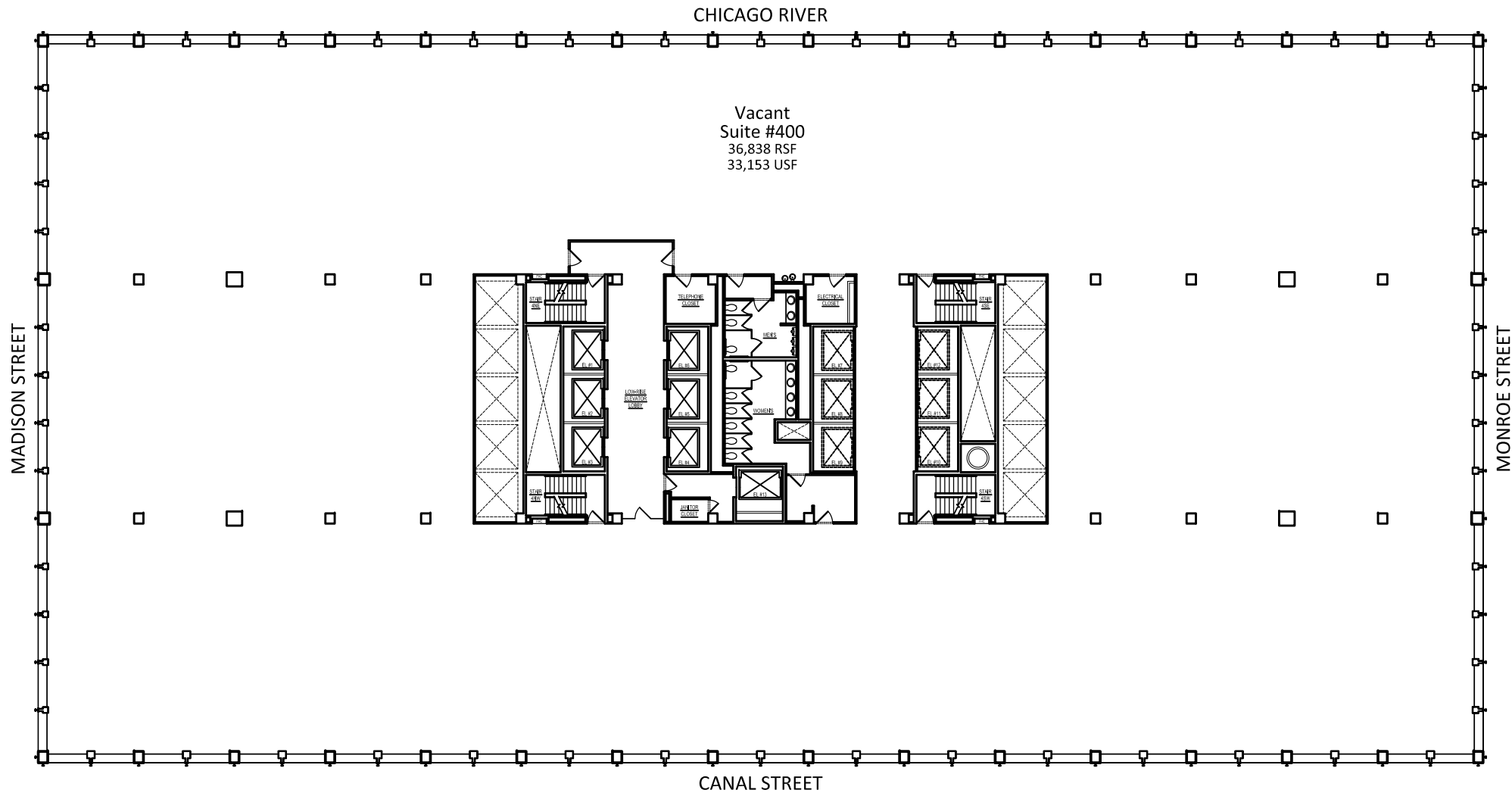
FLOOR 01 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
100	PLANTE & MORAN PLLC	15,218	1.1467	17,451	11,957	5,494
117A	BUILDING SECURITY	307	1.1467	352	332	20
117B	STORAGE - BUILDING	280	1.1467	321	310	11
124	VACANT	2,458	1.1467	2,819	0	2,819
140	VACANT	2,412	1.1467	2,766	0	2,766
141	VACANT	2,638	1.1467	3,025	0	3,025
142	VACANT	4,931	1.1467	5,655	0	5,655
162	VACANT	404	1.1467	463	0	463
FLOOR TOTALS		28,649	1.1467	32,852	12,599	20,253





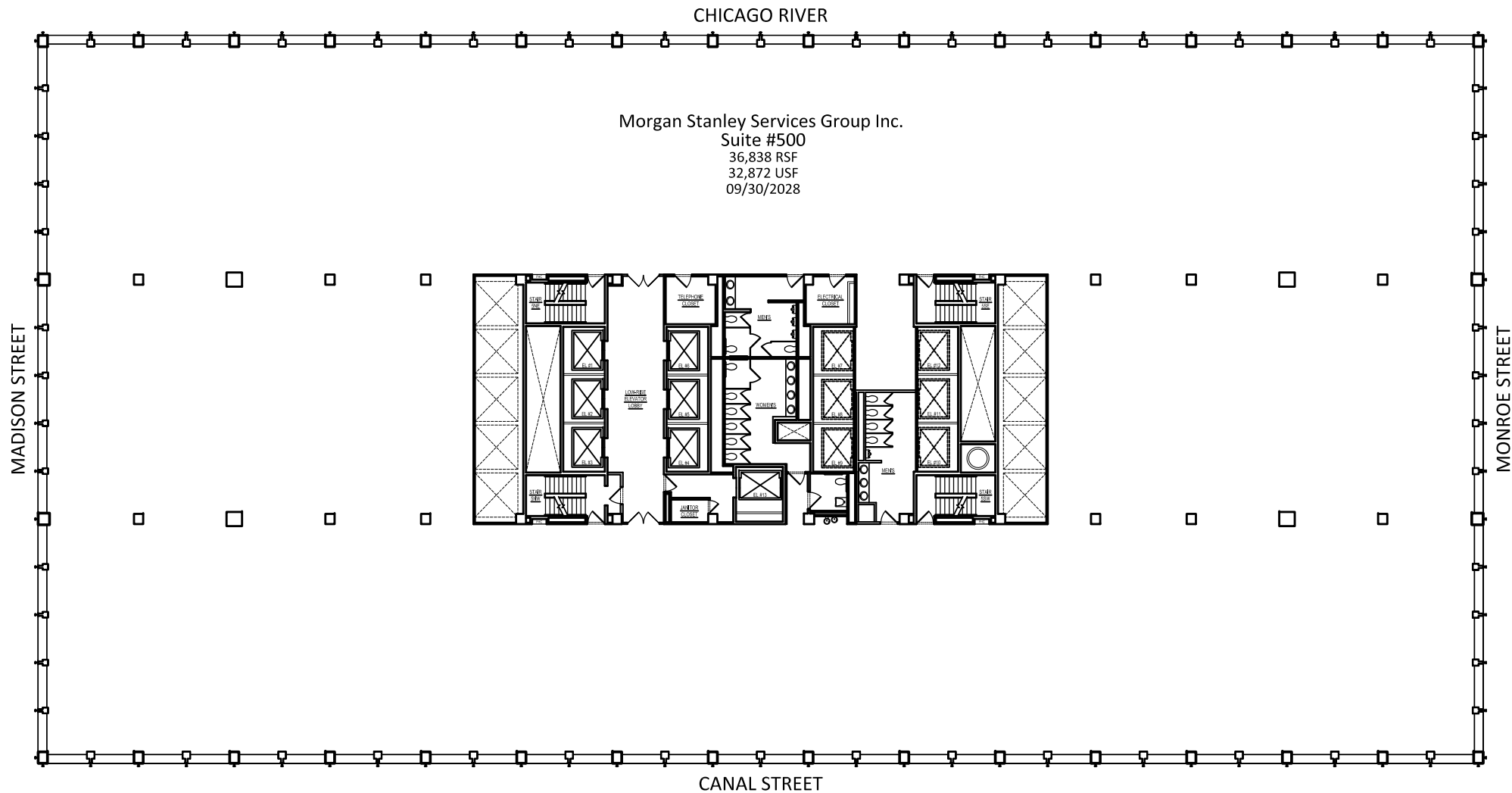


FLOOR 03 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
300	TENANT LOUNGE	1,014	1.3874	1,407	1,392	15
320	BUILDING MANAGEMENT STORAGE	415	1.3874	576	571	5
330	FITNESS CENTER	4,301	1.3874	5,967	5,787	180
FLOOR TOTALS		5,730	1.3874	7,950	7,750	200



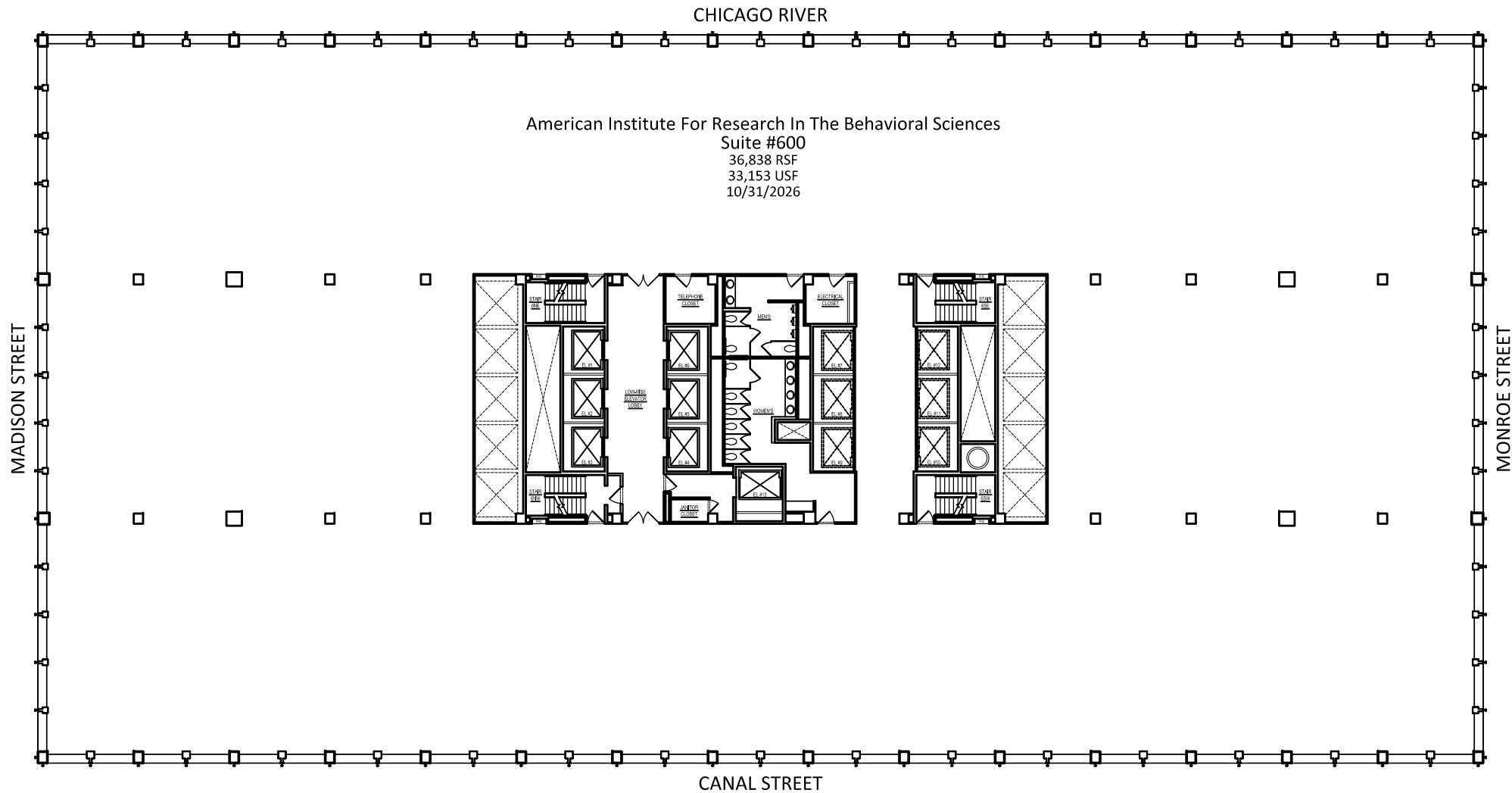
FLOOR 04 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VACANT	33,153	1.1111	36,838	0	36,838
FLOOR TOTALS		33,153	1.1111	36,838	0	36,838





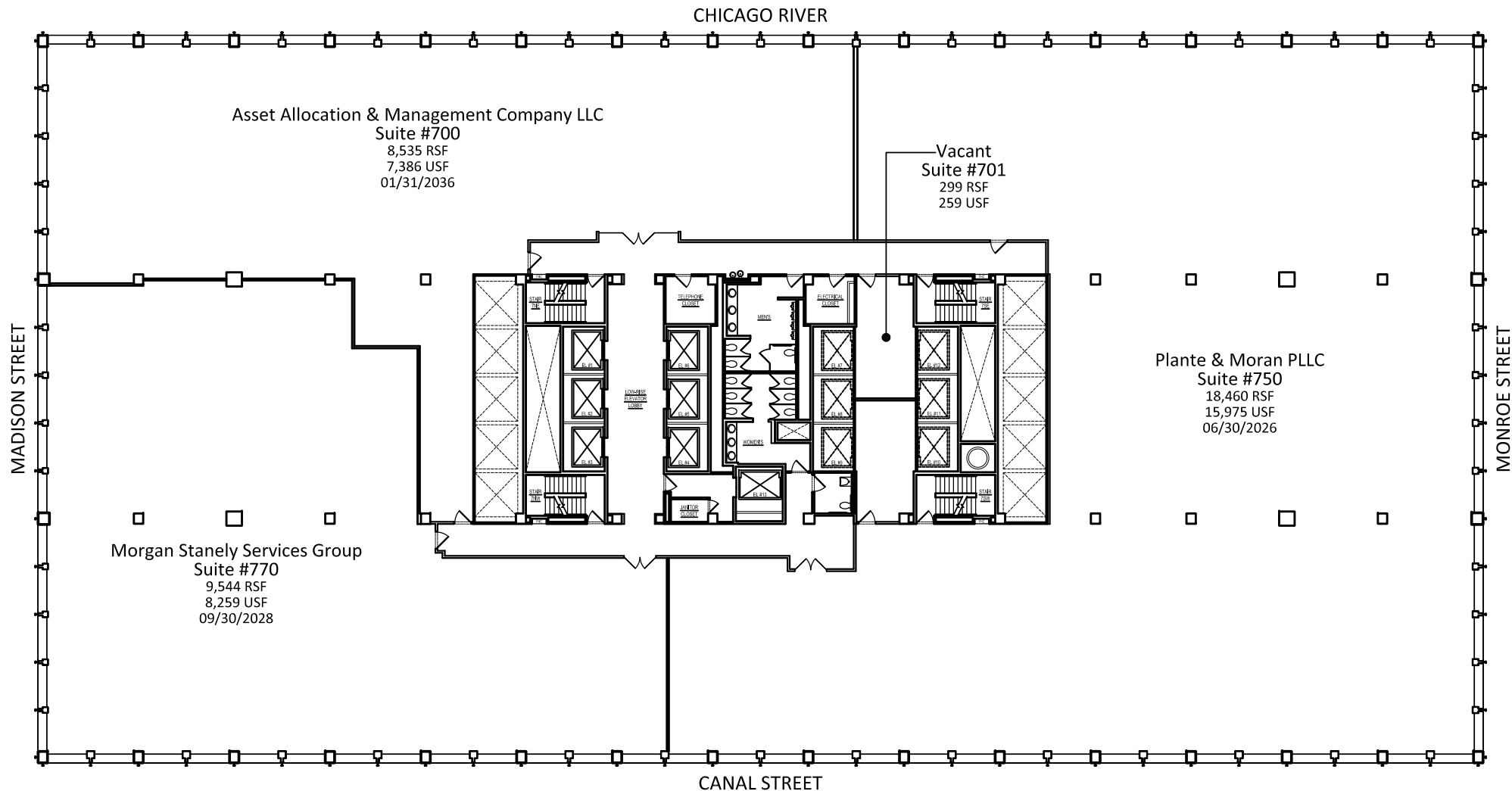
FLOOR 05 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	MORGAN STANLEY SERVICES GROUP INC.	32,872	1.1206	36,838	36,812	26
FLOOR TOTALS		32,872	1.1206	36,838	36,812	26





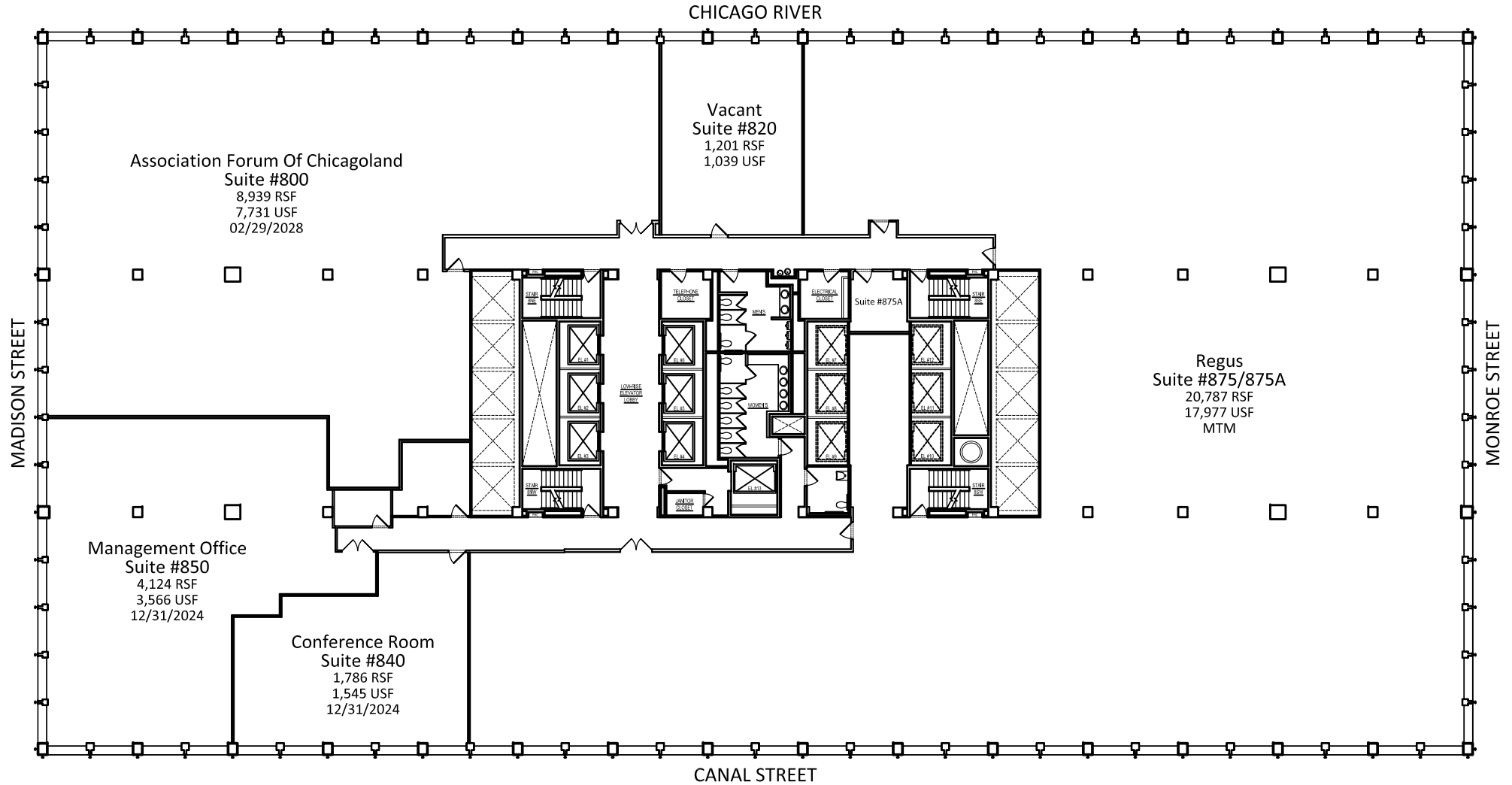
FLOOR 06 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	A. I. RESEARCH IN BEHAVIORAL SCIENCES	33,153	1.1111	36,838	36,812	26
FLOOR TOTALS		33,153	1.1111	36,838	36,812	26





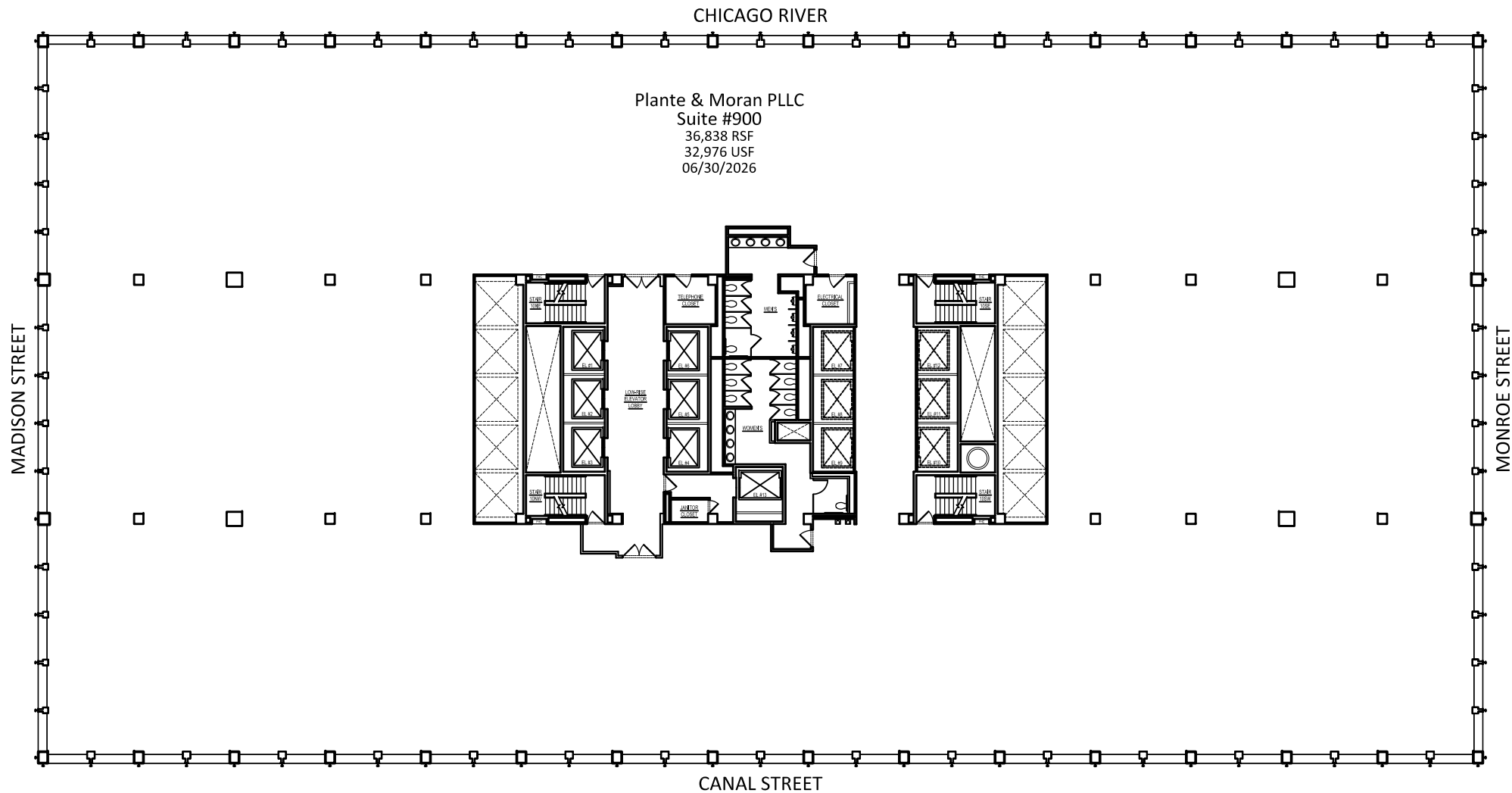
FLOOR 07 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	ASSET ALLOCATION & MANAGEMENT COMPANY	7,386	1.1556	8,535	8,535	0
701	VACANT	259	1.1556	299	0	299
750	PLANTE & MORAN PLLC	15,975	1.1556	18,460	18,445	15
770	MORGAN STANLEY SERVICES GROUP	8,259	1.1556	9,544	9,584	-40
FLOOR TOTALS		31,878	1.1556	36,838	36,564	274





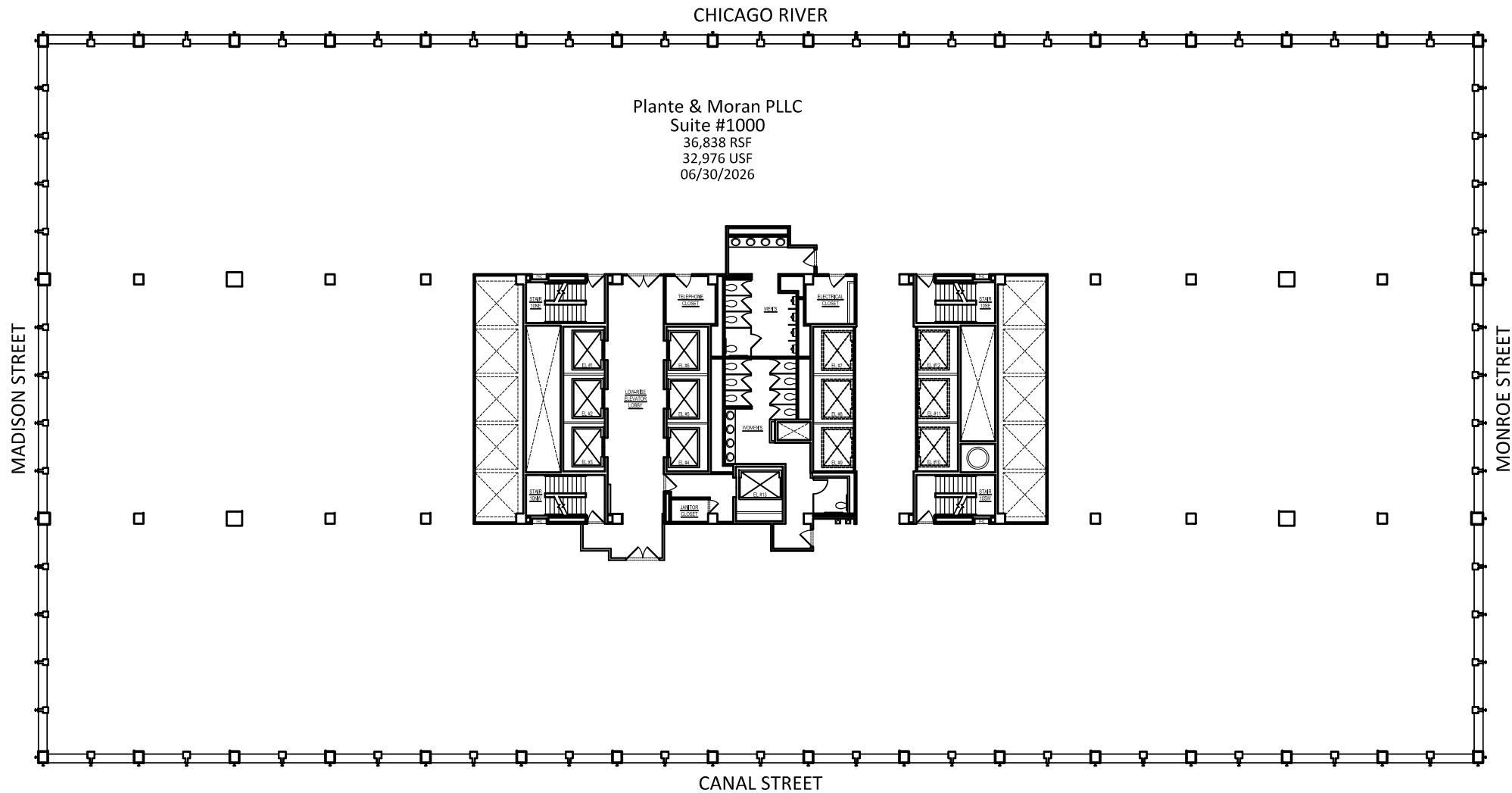
FLOOR 08 TENANT INFORMATION			BOMA 2010 LEGACY METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	ASSOCIATION FORUM OF CHICAGOLAND	7,731	1.1563	8,939	8,816	123
820	VACANT	1,039	1.1563	1,201	0	1,201
840	CONFERENCE ROOM	1,545	1.1563	1,786	1,804	-18
850	BUILDING MANAGEMENT OFFICE	3,566	1.1563	4,124	4,146	-22
875/875A	RGN-CHICAGO VI, LLC (REGUS)	17,977	1.1563	20,787	20,826	-39
FLOOR TOTALS		31,858	1.1563	36,837	35,592	1,245





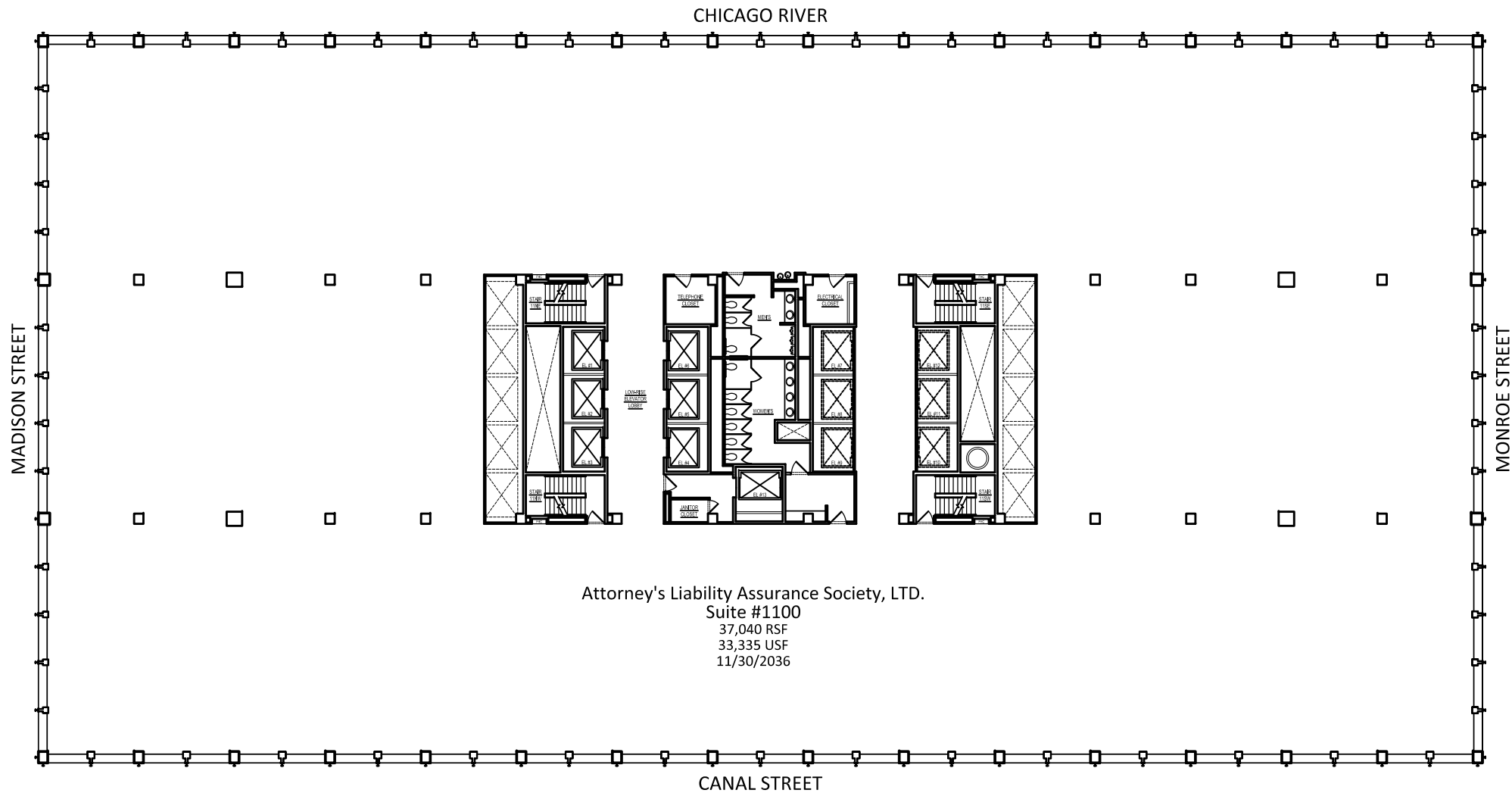
FLOOR 09 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
900	PLANTE & MORAN PLLC	32,976	1.1171	36,838	36,808	30
FLOOR TOTALS		32,976	1.1171	36,838	36,808	30





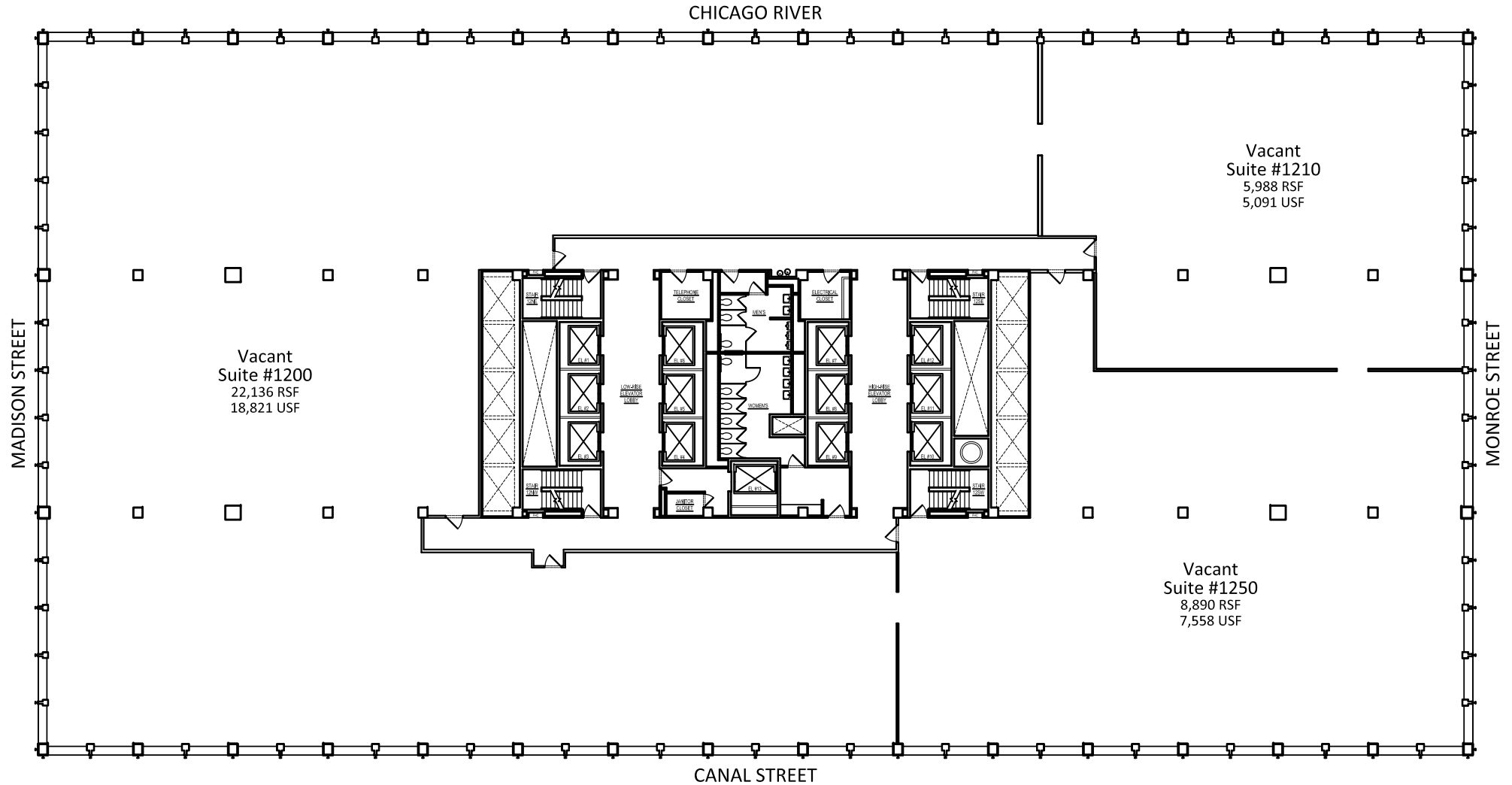
FLOOR 10 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	PLANTE & MORAN PLLC	32,976	1.1171	36,838	36,811	27
FLOOR TOTALS		32,976	1.1171	36,838	36,811	27





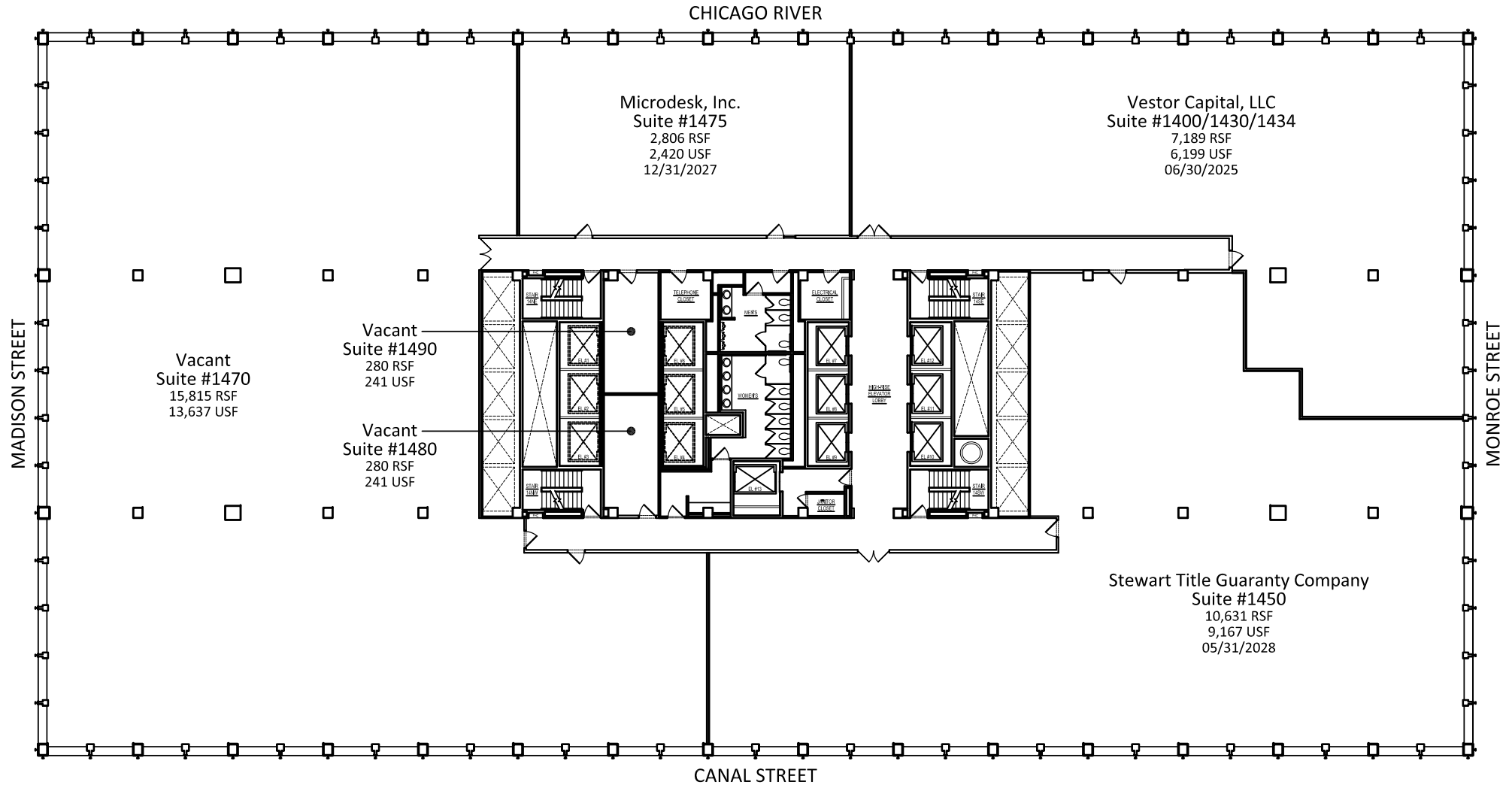
FLOOR 11 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	ATTORNEY'S LIABILITY ASSURANCE SOCIETY, LTD	33,335	1.1111	37,040	37,040	0
FLOOR TOTALS		33,335	1.1111	37,040	37,040	0





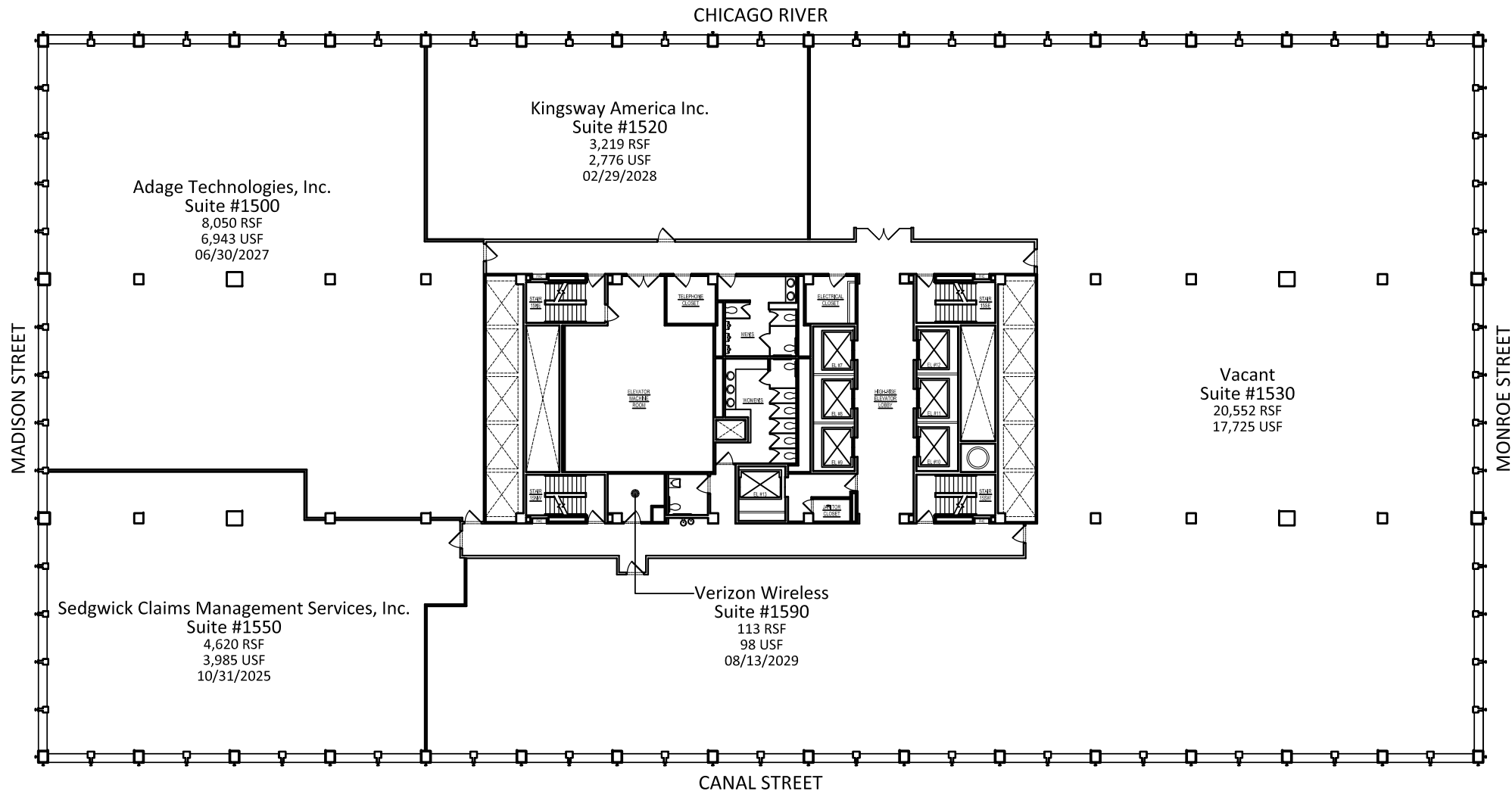
FLOOR 12 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	VACANT	18,820	1.1762	22,136	0	22,136
1210	VACANT	5,091	1.1762	5,988	0	5,988
1250	VACANT	7,558	1.1762	8,890	0	8,890
FLOOR TOTALS		31,470	1.1762	37,014	0	37,014





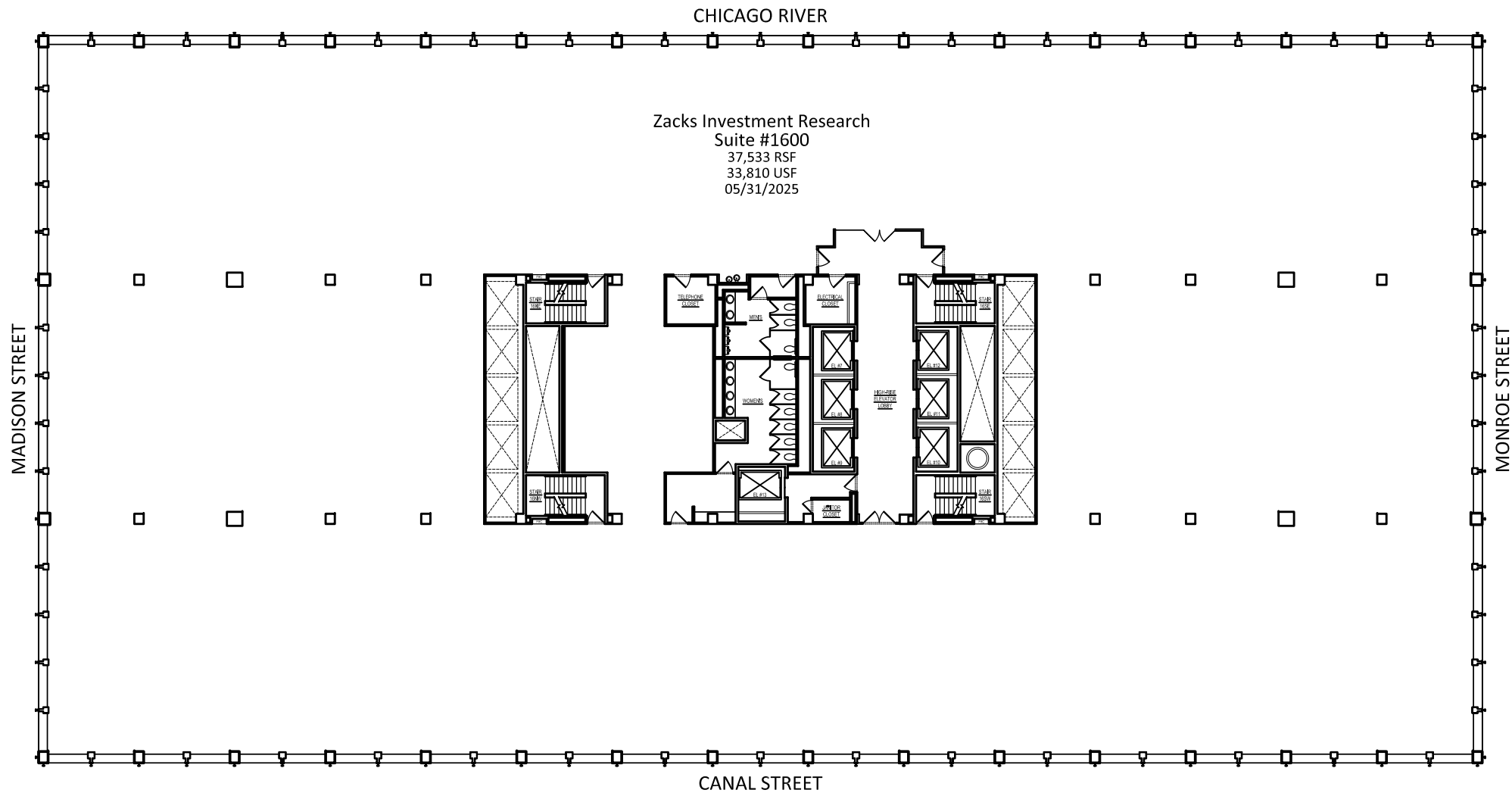
FLOOR 14 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400/1430/1434	VESTOR CAPITAL, LLC	6,199	1.1597	7,189	7,045	144
1450	STEWART TITLE GUARANTY COMPANY	9,167	1.1597	10,631	10,631	0
1470	VACANT	13,637	1.1597	15,815	0	15,815
1475	MICRODESK, INC.	2,420	1.1597	2,806	2,884	-78
1480	VACANT	241	1.1597	280	0	280
1490	VACANT	241	1.1597	280	0	280
FLOOR TOTALS		31,906	1.1597	37,001	20,560	16,441





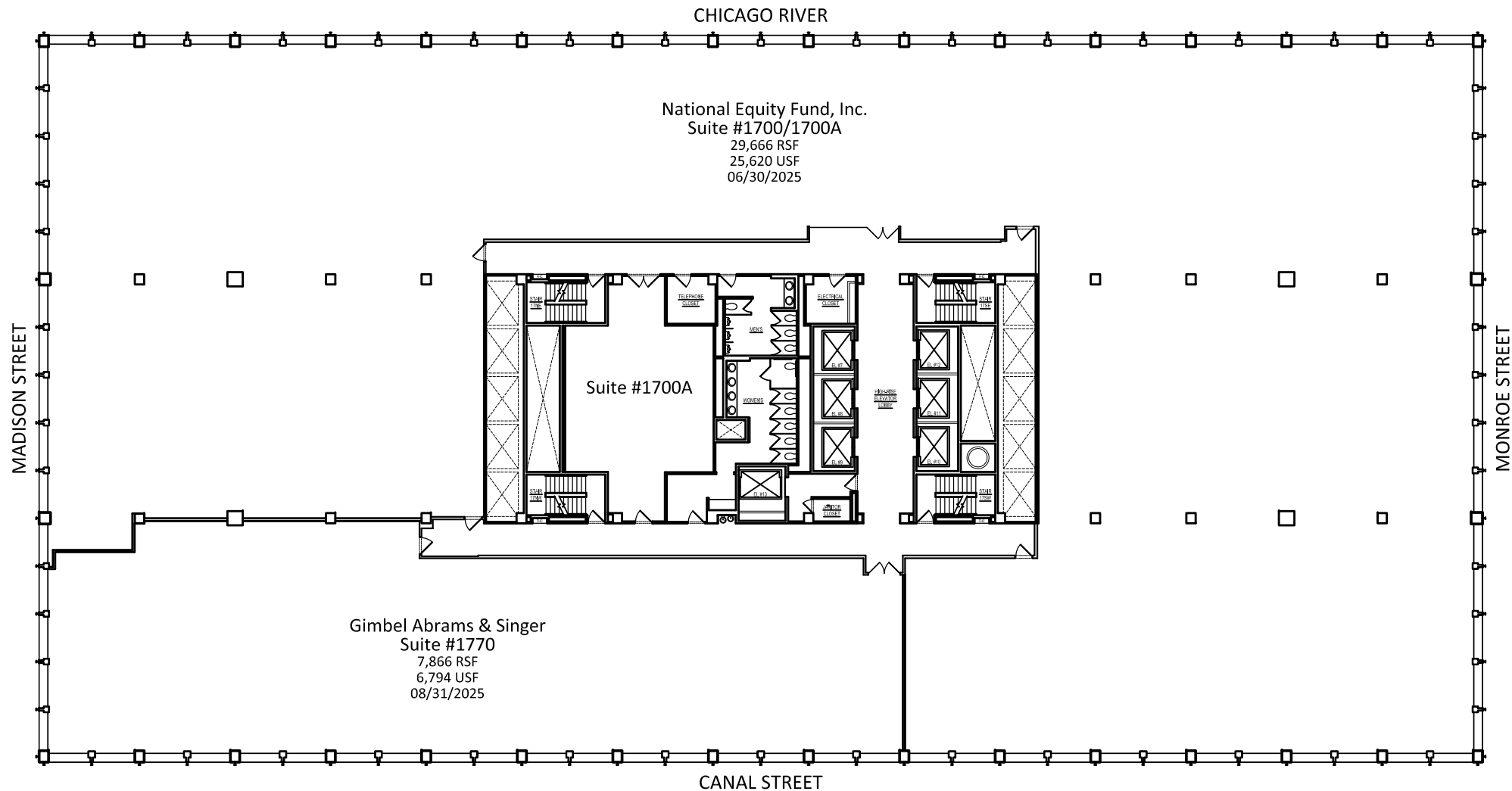
FLOOR 15 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ADAGE TECHNOLOGIES, INC.	6,943	1.1595	8,050	8,050	0
1520	KINGSWAY AMERICA INC.	2,776	1.1595	3,219	3,219	0
1530	VACANT	17,725	1.1595	20,552	0	20,552
1550	SEDGWICK CLAIMS MANAGEMENT SERVICES, INC.	3,985	1.1595	4,620	4,620	0
1590	VERIZON WIRELESS	98	1.1595	113	113	0
FLOOR TOTALS		31,526	1.1595	36,554	16,002	20,552





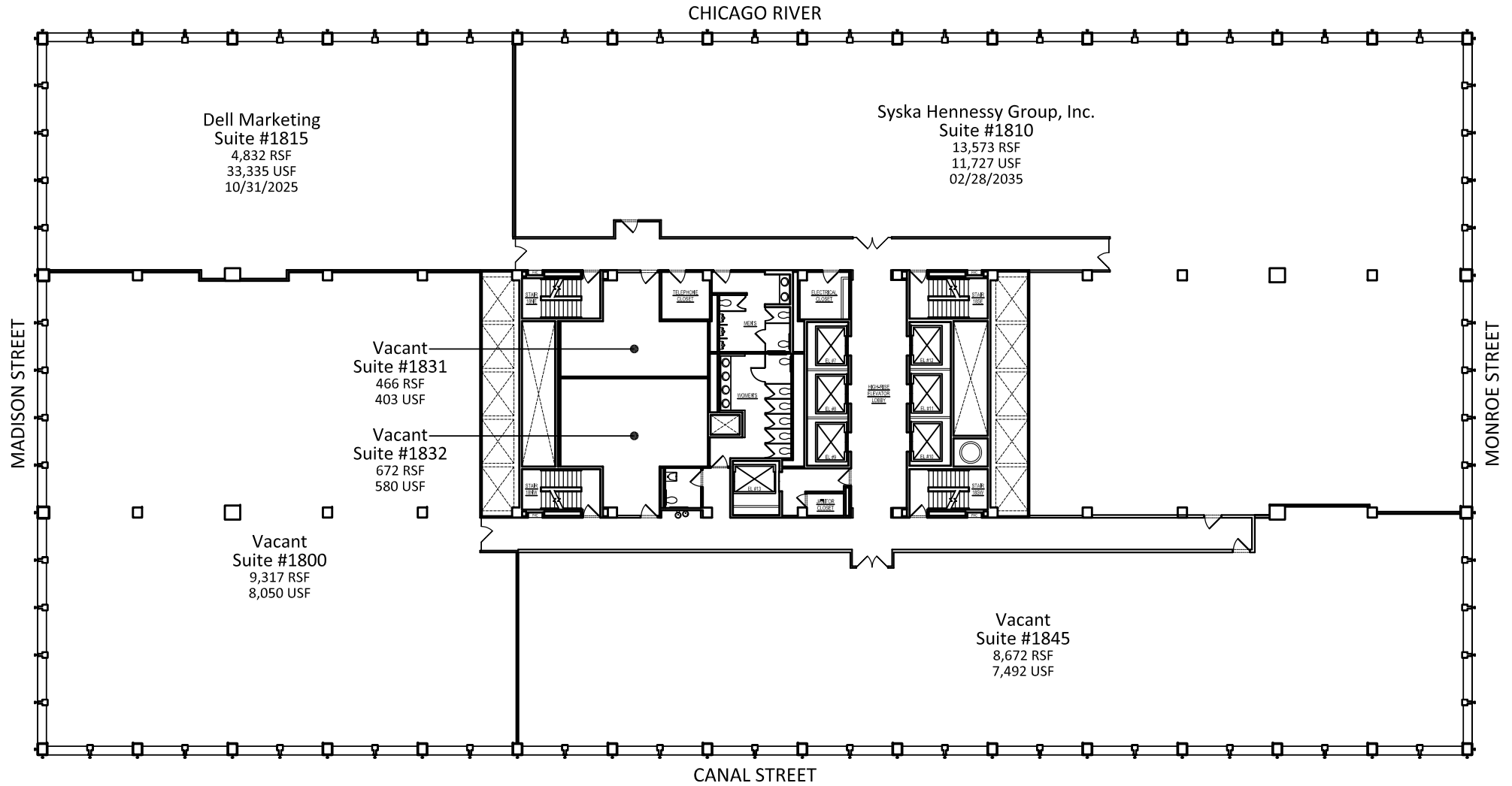
FLOOR 16 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	ZACKS INVESTMENT RESEARCH	33,810	1.1101	37,533	37,533	0
FLOOR TOTALS		33,810	1.1101	37,533	37,533	0





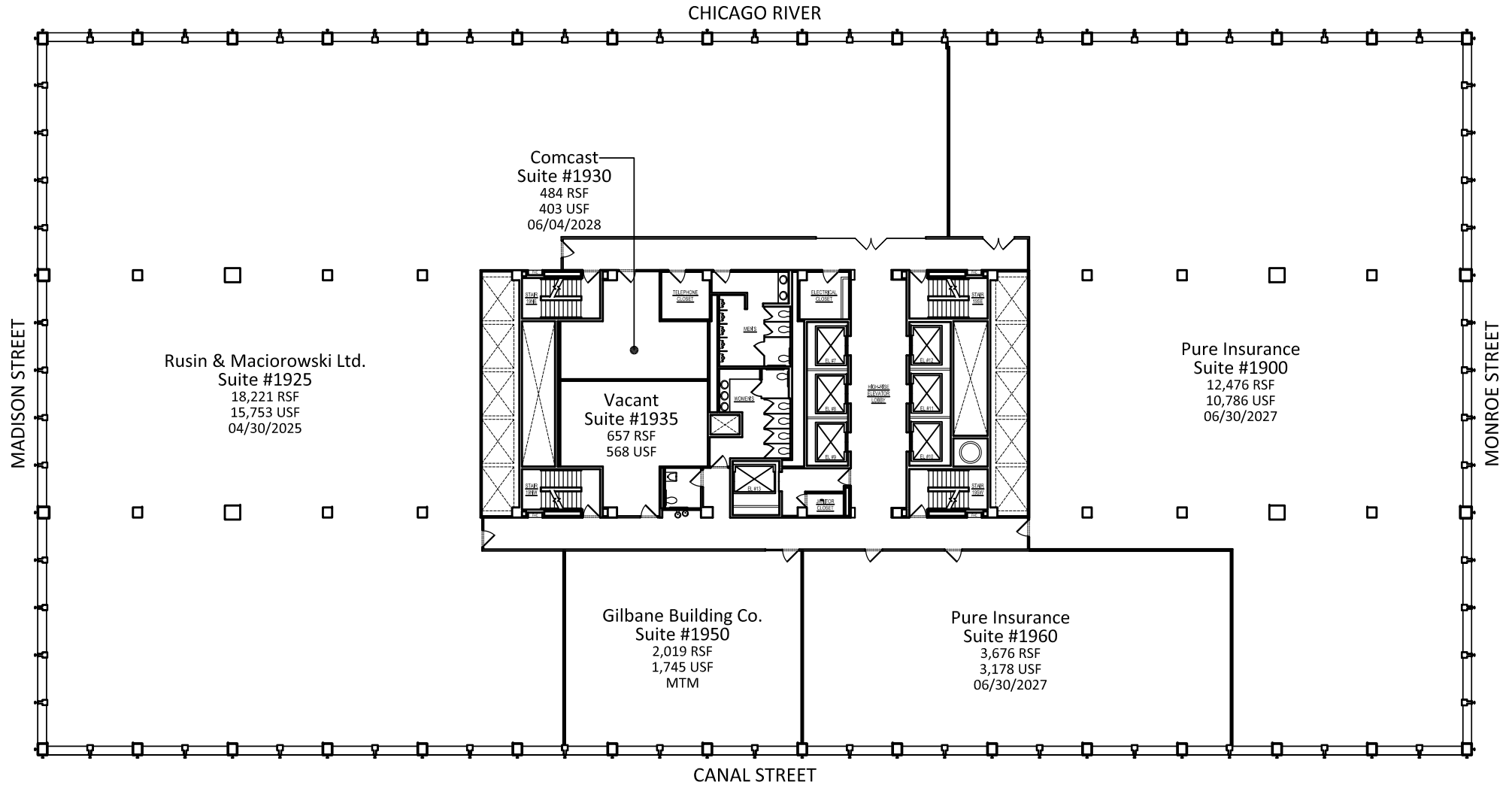
FLOOR 17 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700/1700A	NATIONAL EQUITY FUND, INC.	25,620	1.1579	29,666	29,584	82
1770	GIMBEL ABRAMS & SINGER	6,794	1.1579	7,866	7,866	0
FLOOR TOTALS		32,413	1.1579	37,532	37,450	82





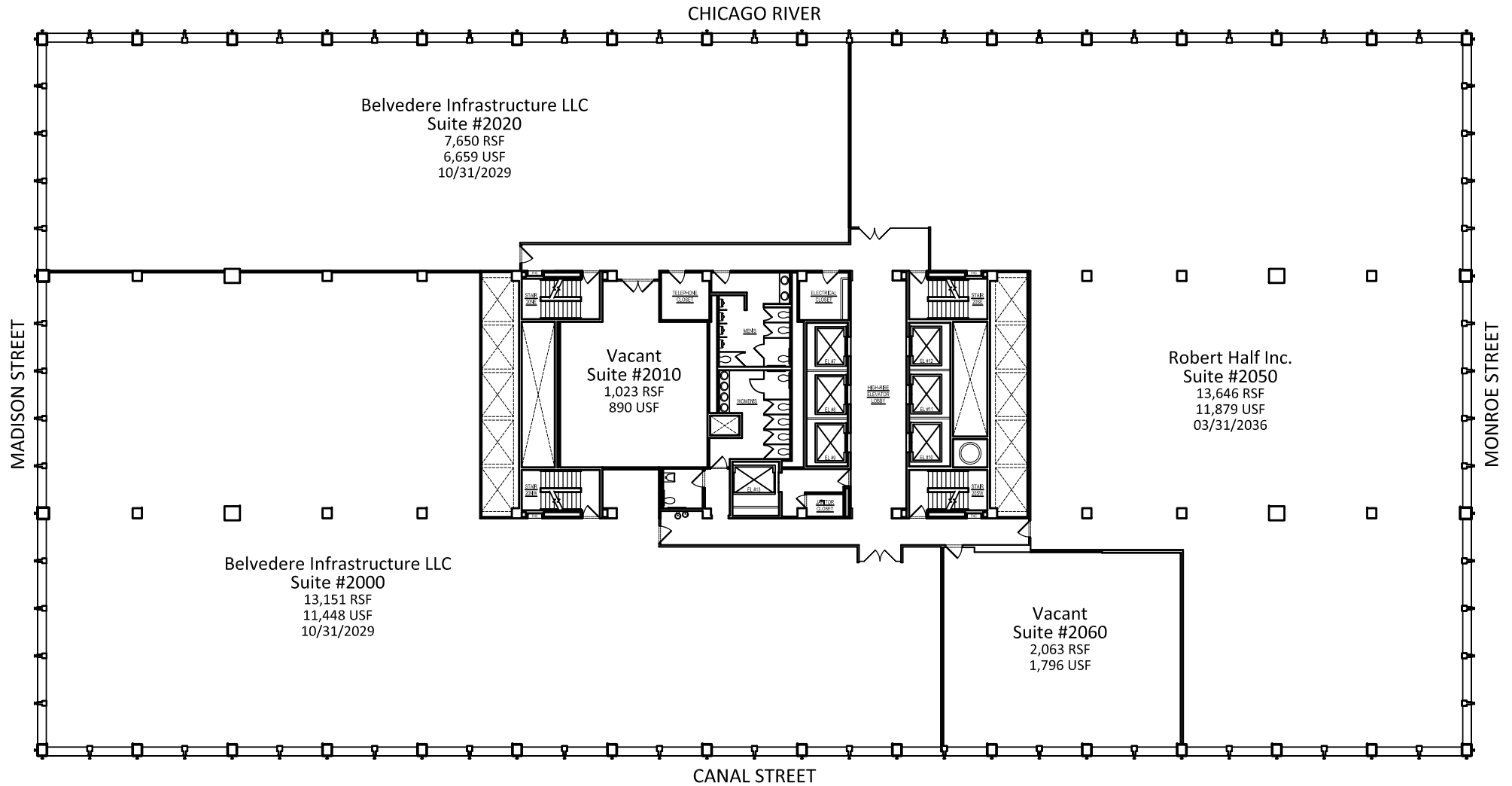
FLOOR 18 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	VACANT	8,049	1.1575	9,317	0	9,317
1810	SYSKA HENNESSY GROUP, INC.	11,727	1.1575	13,573	13,573	0
1815	DELL MARKETING L.P.	4,174	1.1575	4,832	4,832	0
1831	VACANT	403	1.1575	466	0	466
1832	VACANT	580	1.1575	672	0	672
1845	VACANT	7,492	1.1575	8,672	0	8,672
FLOOR TOTALS		32,426	1.1575	37,533	18,405	19,128





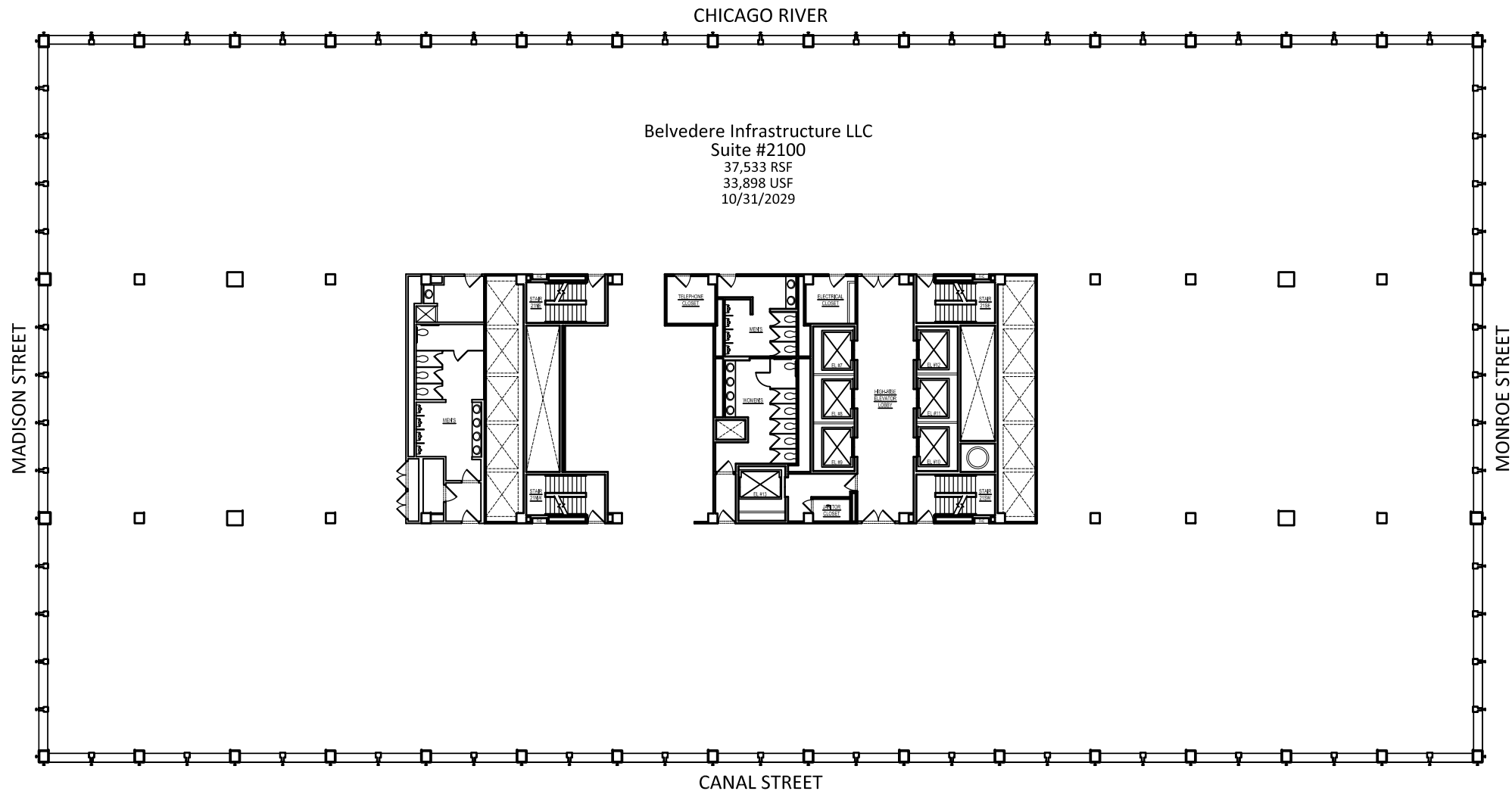
FLOOR 19 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	PURE INSURANCE	10,786	1.1567	12,476	12,517	-41
1925	RUSIN & MACIOROWSKI LTD.	15,753	1.1567	18,221	18,578	-357
1930	COMCAST	419	1.1567	484	484	0
1935	VACANT	568	1.1567	657	0	657
1950	GILBANE BUILDING COMPNAV	1,745	1.1567	2,019	2,019	0
1960	PURE INSURANCE	3,178	1.1567	3,676	3,676	0
FLOOR TOTALS		32,449	1.1567	37,533	37,274	259





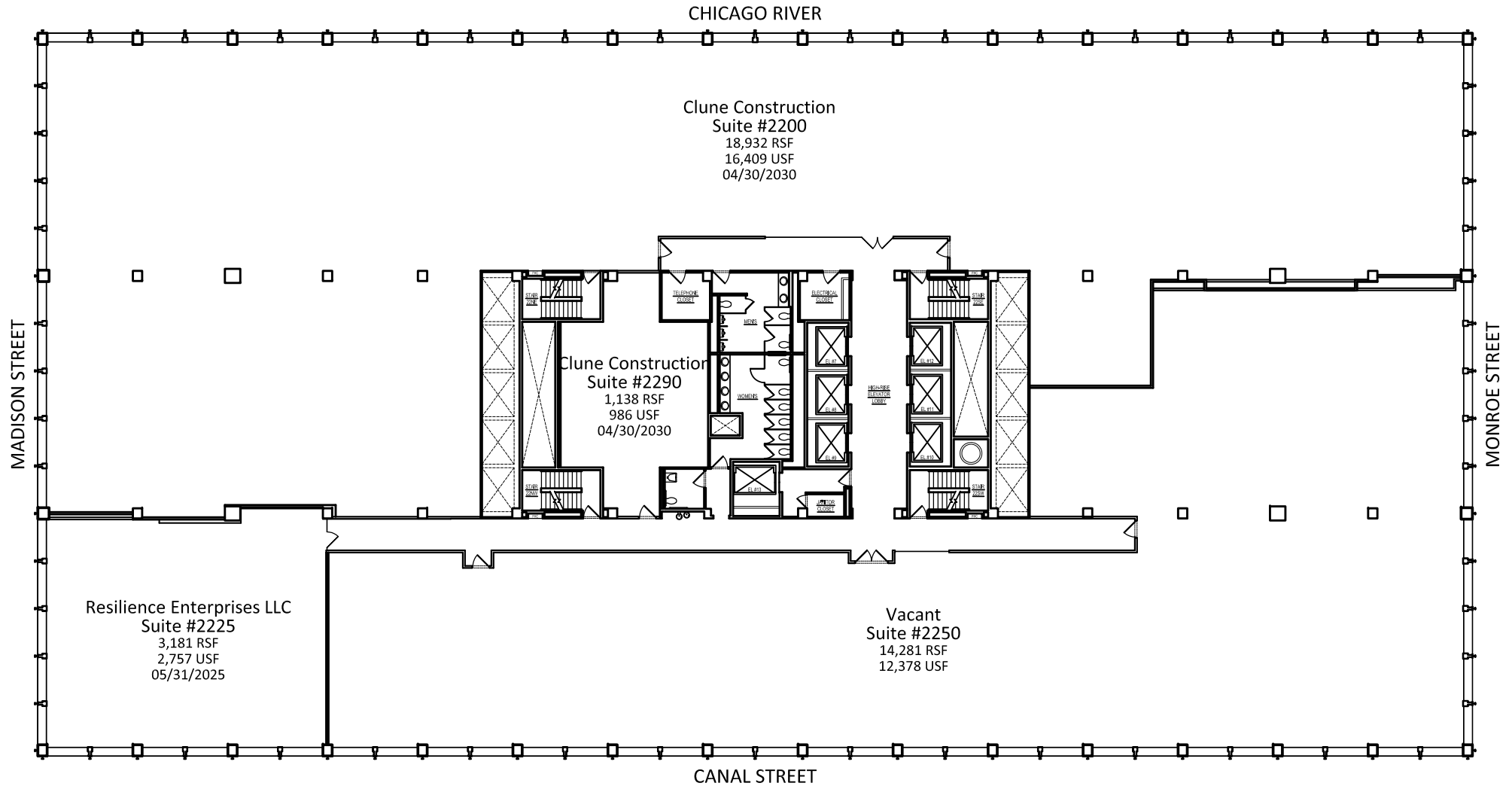
FLOOR 20 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	BELVEDERE INFRASTRUCTURE LLC	11,448	1.1488	13,151	13,210	-59
2010	VACANT	890	1.1488	1,023	0	1,023
2020	BELVEDERE INFRASTRUCTURE LLC	6,659	1.1488	7,650	7,650	0
2050	ROBERT HALF INC.	11,879	1.1488	13,646	13,646	0
2060	VACANT	1,796	1.1488	2,063	0	2,063
FLOOR TOTALS		32,671	1.1488	37,533	34,506	3,027





FLOOR 21 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2100	BELVEDERE INFRASTRUCTURE LLC	33,898	1.1072	37,533	37,510	23
FLOOR TOTALS		33,898	1.1072	37,533	37,510	23





FLOOR 22 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2200	CLUNE CONSTRUCTION COMPANY, L.P.	16,409	1.1538	18,932	18,932	0
2225	RESILIENCE ENTERPRISES LLC	2,757	1.1538	3,181	3,181	0
2250	VACANT	12,377	1.1538	14,281	0	14,281
2290	CLUNE CONSTRUCTION COMPANY, L.P.	986	1.1538	1,138	1,138	0
FLOOR TOTALS		32,529	1.1538	37,532	23,251	14,281

