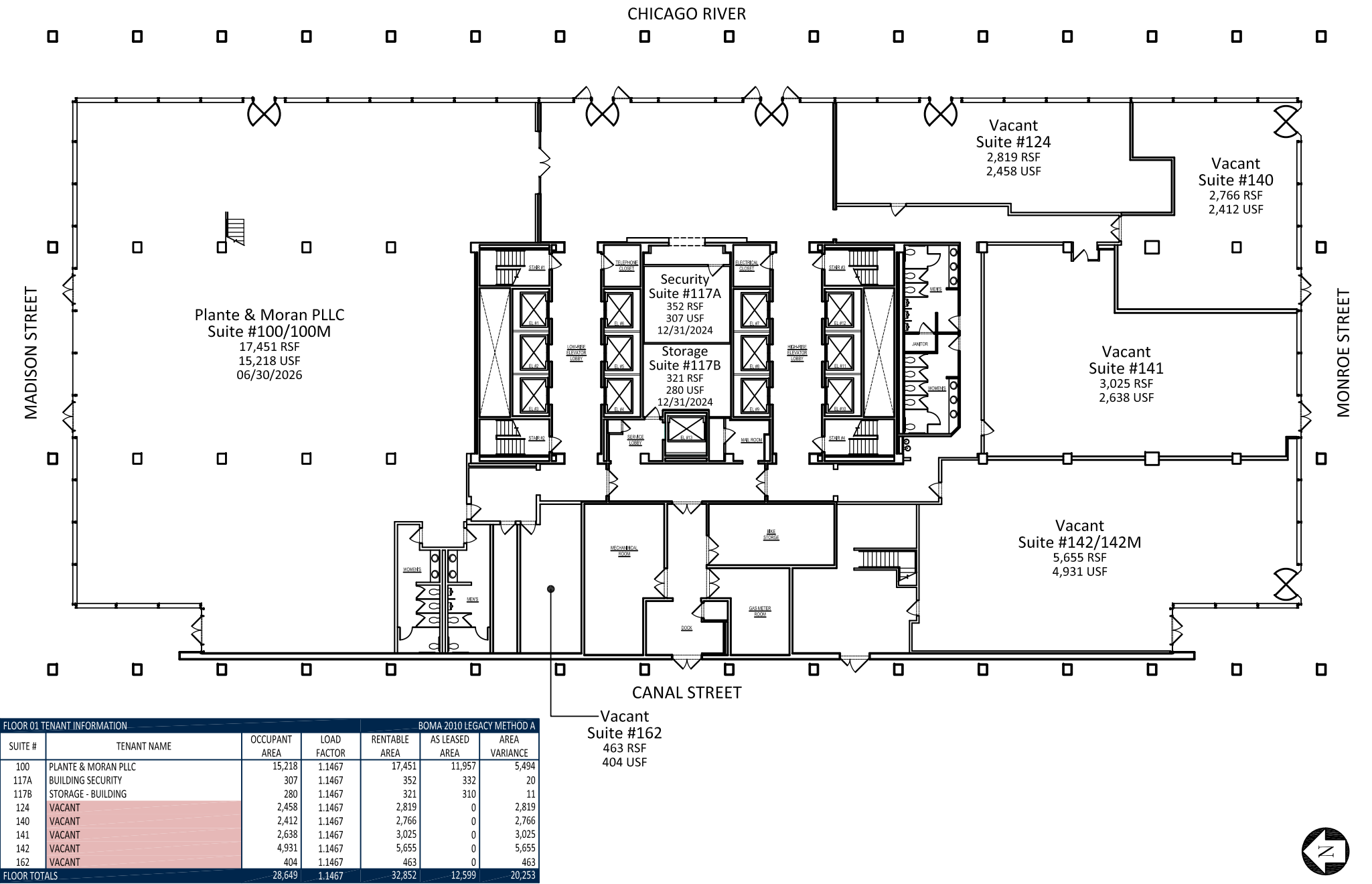


**10 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606****BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0761**

| 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           | 76.09%   | 31,879       | 28,029      | 36,838     | (25)                     | 8,834              | 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           | 99.38%   | 33,335       | 36,811      | 37,040     | 229                      | 0                  | 1.1111      | 10.00%      |
| 12           | 99.45%   | 31,470       | 36,812      | 37,014     | 202                      | 0                  | 1.1762      | 14.98%      |
| 14           | 55.57%   | 31,906       | 20,560      | 37,001     | 66                       | 16,375             | 1.1597      | 13.77%      |
| 15           | 100.12%  | 31,526       | 36,597      | 36,554     | (43)                     | 0                  | 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           | 72.39%   | 32,427       | 27,171      | 37,532     | (94)                     | 10,455             | 1.1575      | 13.60%      |
| 19           | 99.31%   | 32,449       | 37,274      | 37,533     | (398)                    | 657                | 1.1567      | 13.55%      |
| 20           | 55.58%   | 32,672       | 20,860      | 37,533     | (59)                     | 16,732             | 1.1488      | 12.95%      |
| 21           | 99.94%   | 33,898       | 37,510      | 37,533     | 23                       | 0                  | 1.1072      | 9.68%       |
| 22           | 99.73%   | 32,530       | 37,429      | 37,532     | 103                      | 0                  | 1.1538      | 13.33%      |
| TOTALS       | 84.23%   | 621,681      | 597,220     | 709,004    | 5,964                    | 105,820            |             |             |

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

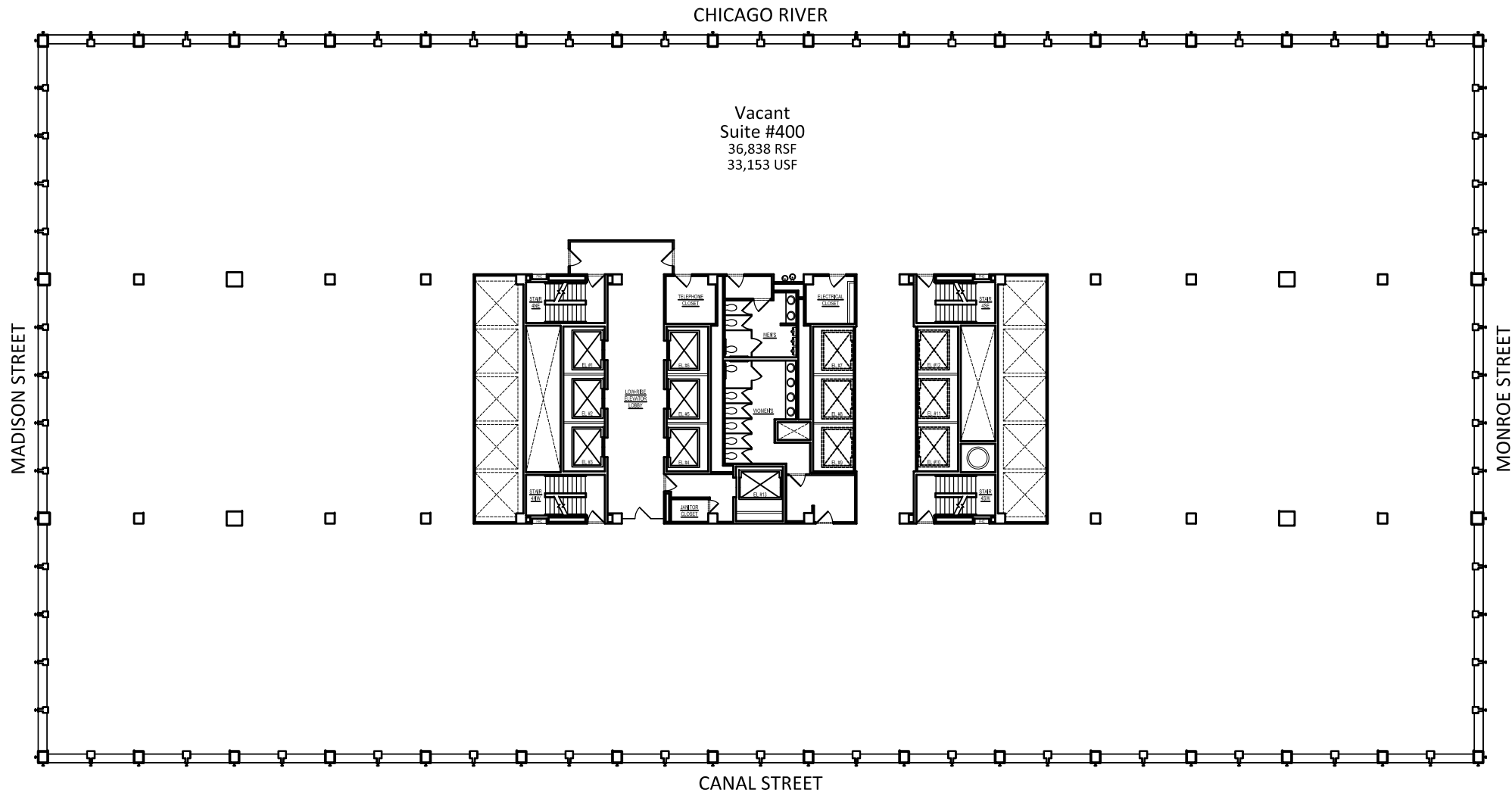


| FLOOR 01 TENANT INFORMATION |                     |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|---------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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        |

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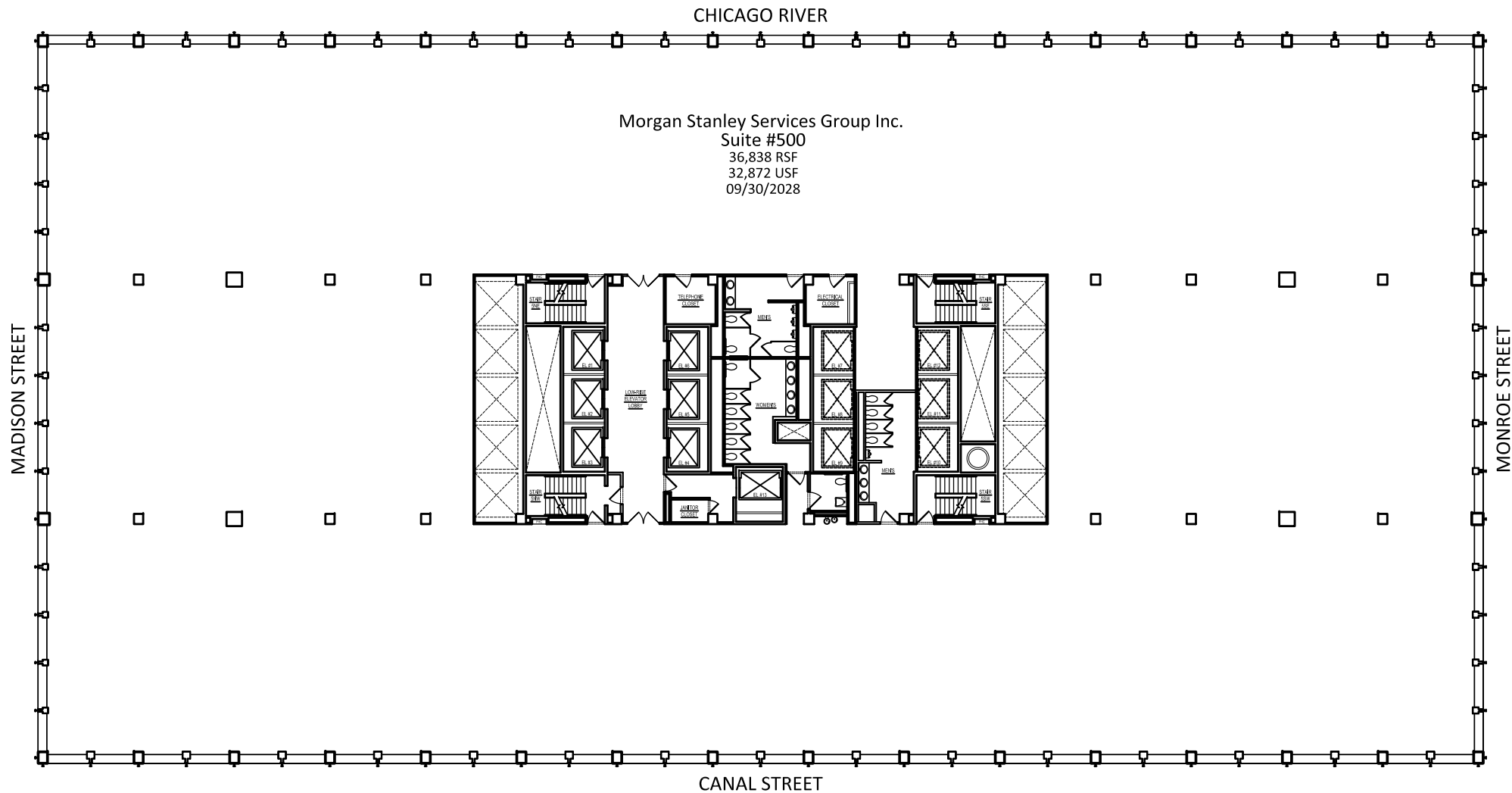






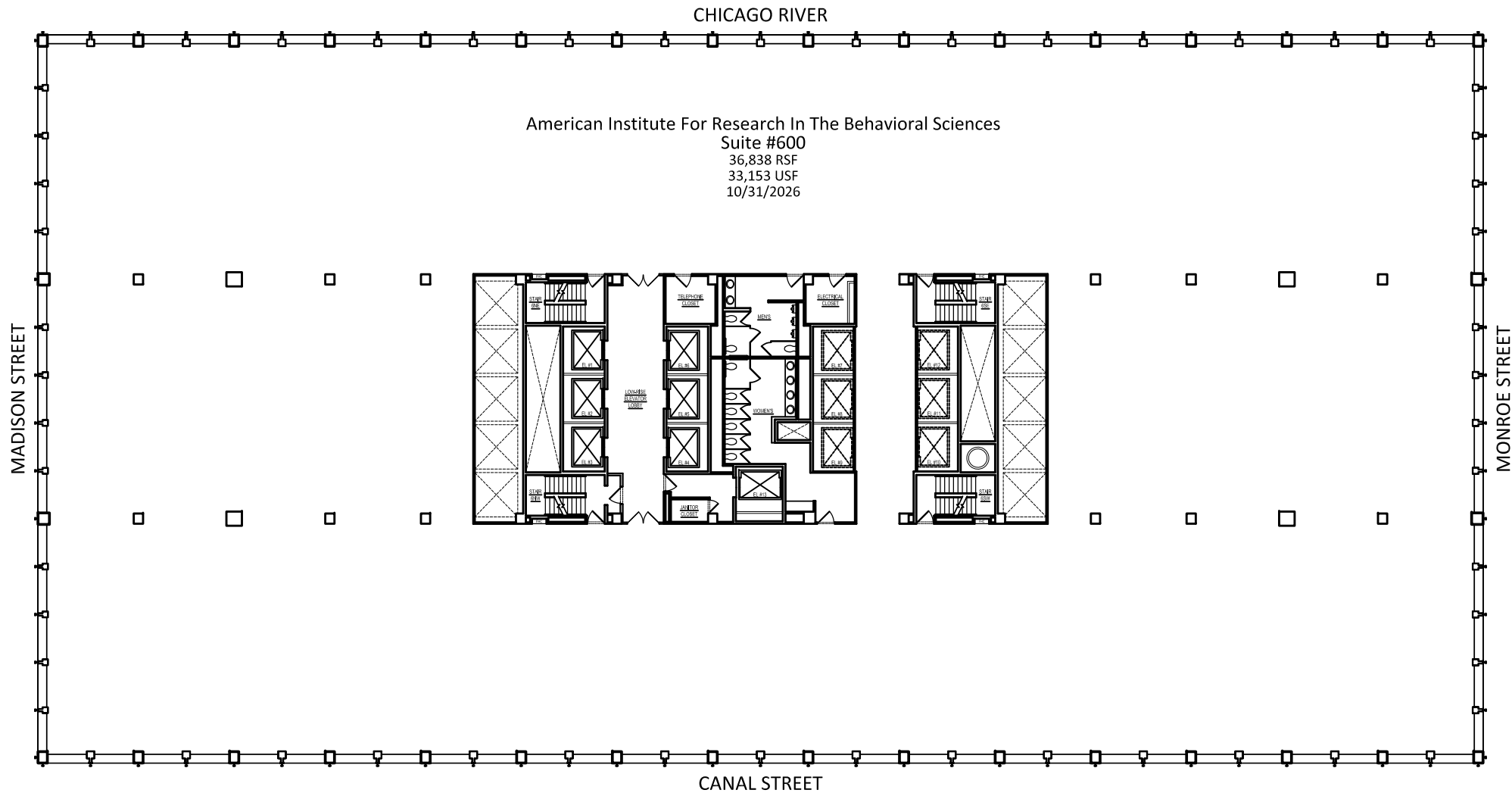
| FLOOR 04 TENANT INFORMATION |             |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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        |





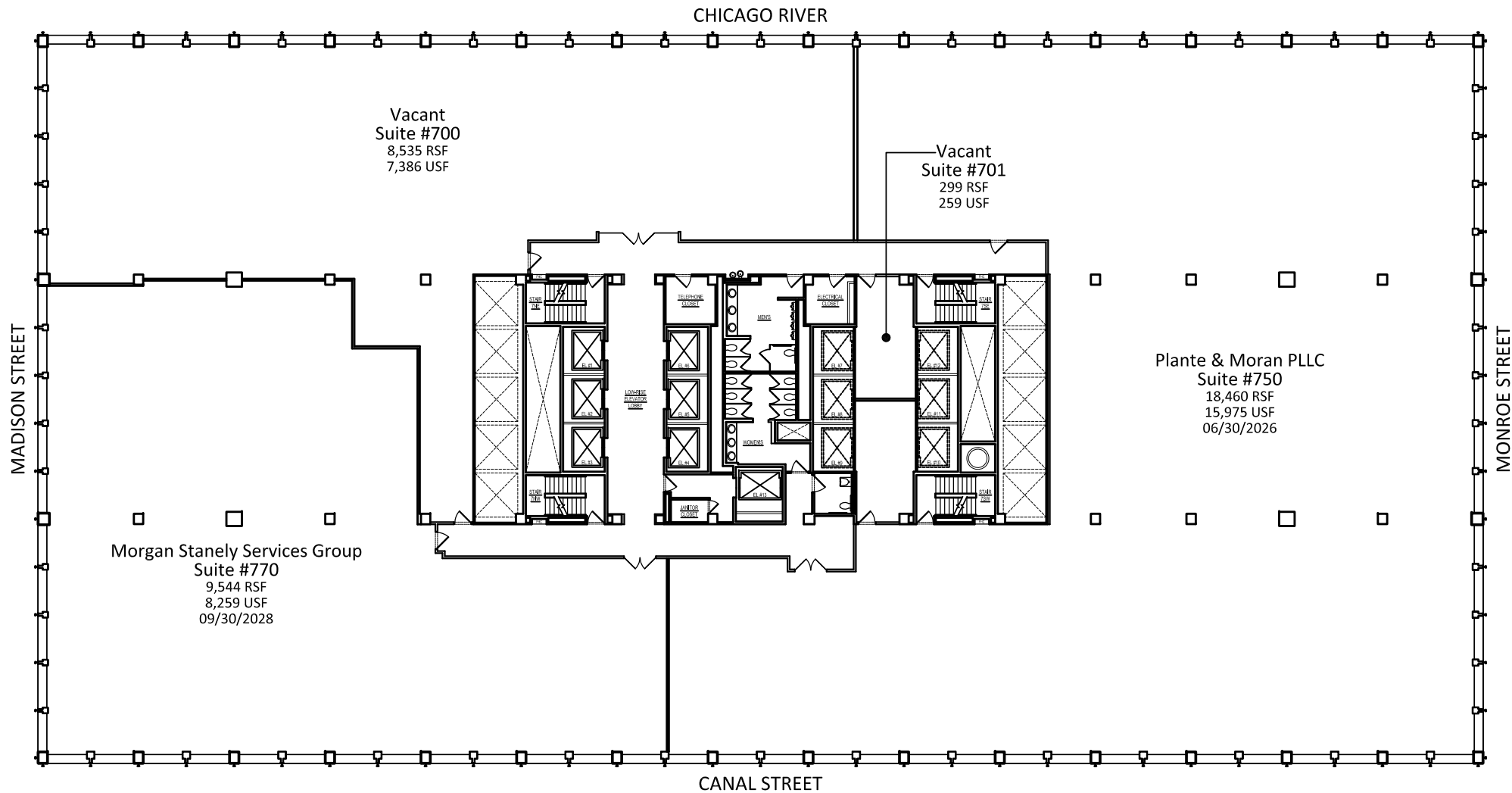
| FLOOR 05 TENANT INFORMATION |                                    |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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            |

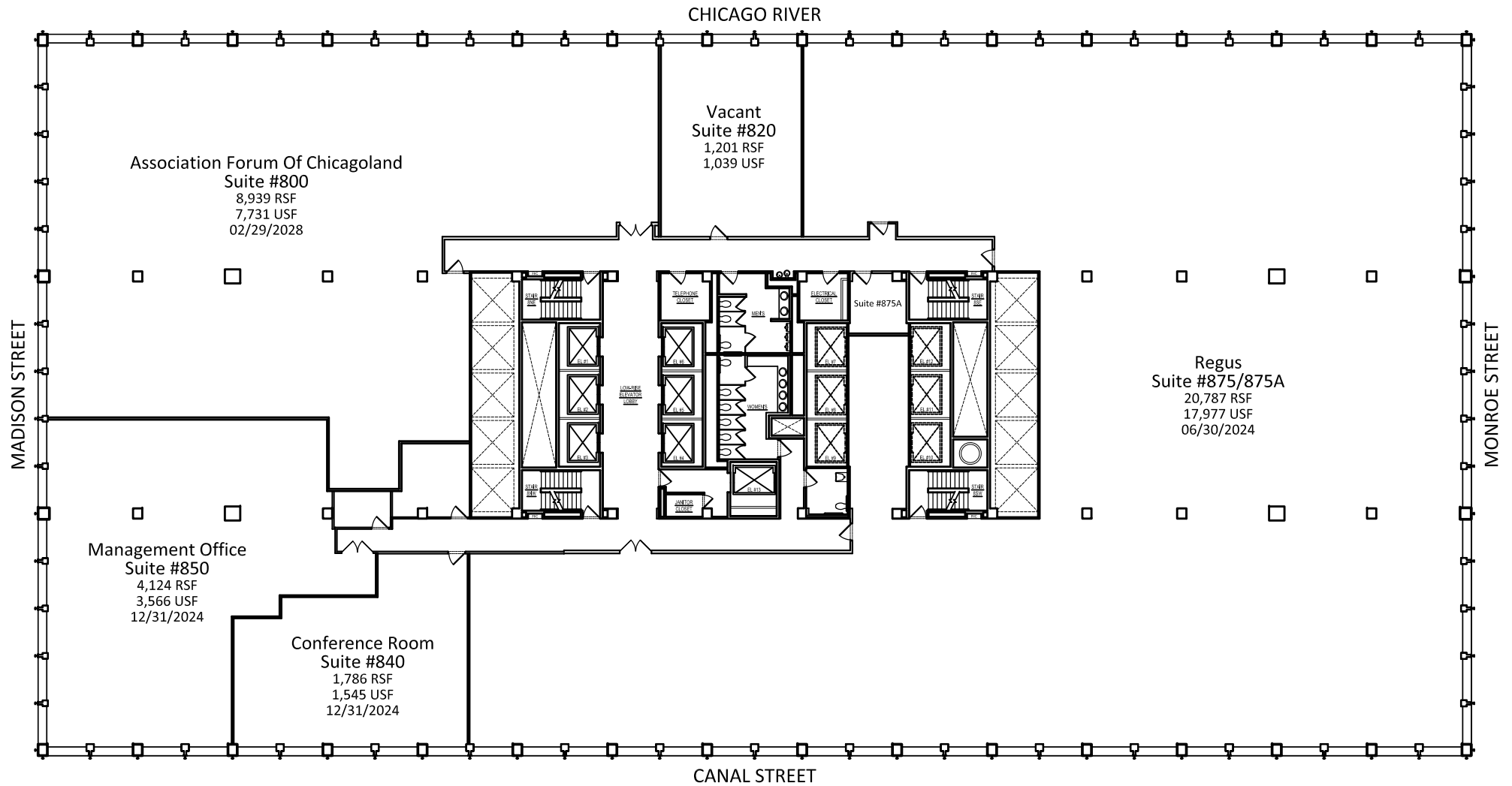




| FLOOR 07 TENANT INFORMATION |                               |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME                   | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 700                         | VACANT                        | 7,386         | 1.1556      | 8,535                     | 0              | 8,535         |
| 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                    | 28,029         | -8,809        |

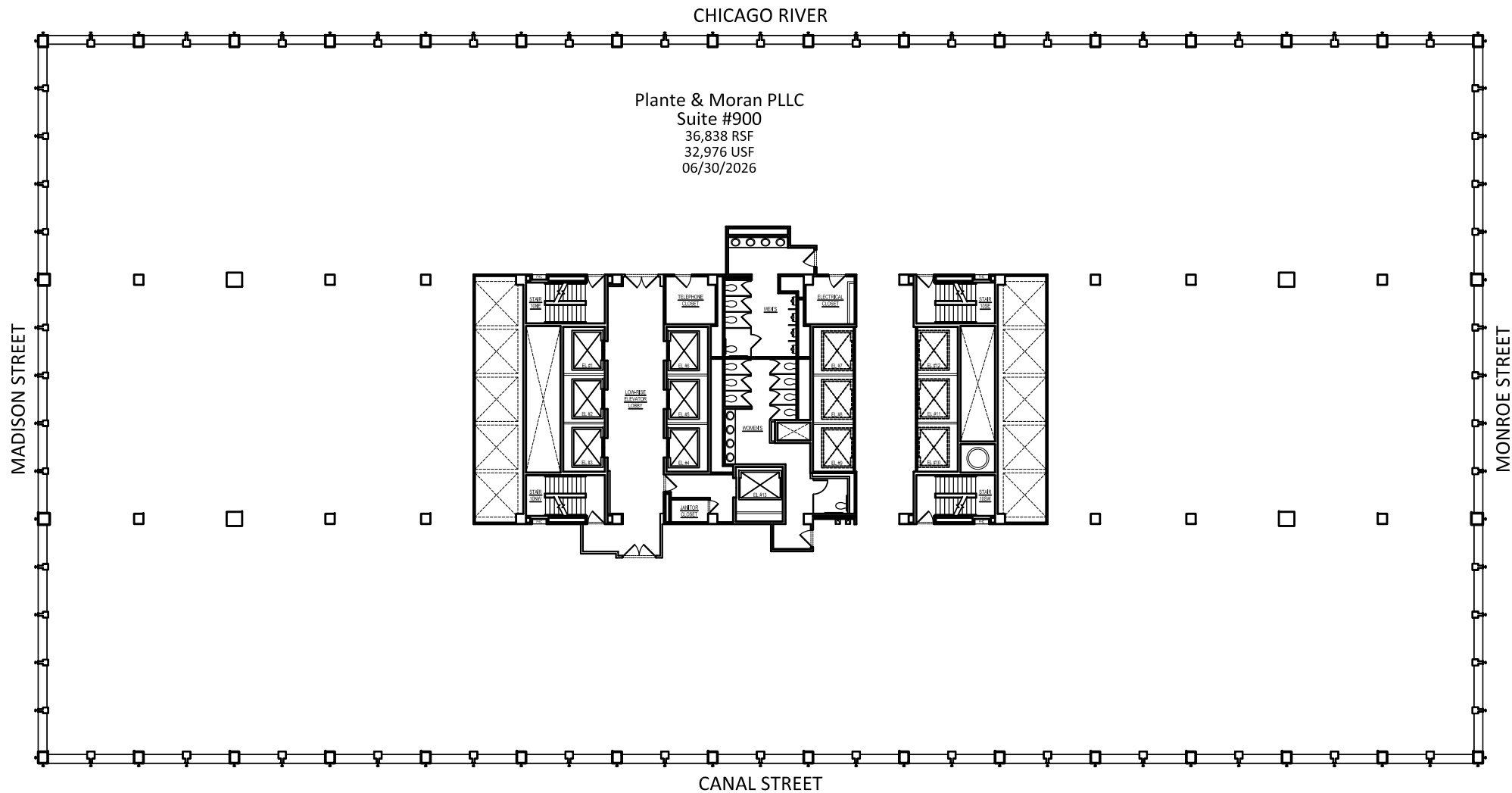






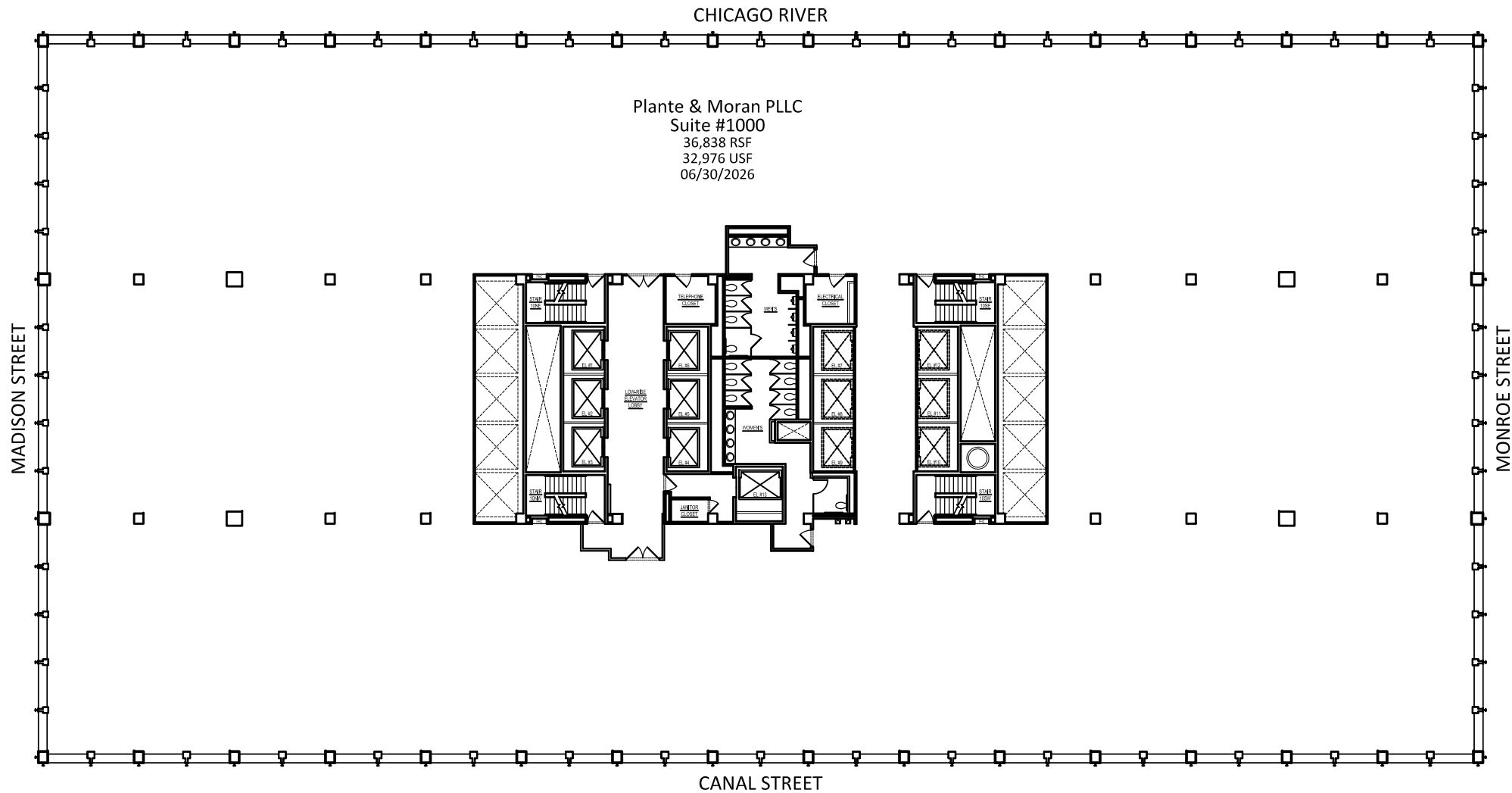
| FLOOR 08 TENANT INFORMATION |                                  |               | BOMA 2010 LEGACY METHOD A |               |                |               |
|-----------------------------|----------------------------------|---------------|---------------------------|---------------|----------------|---------------|
| 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         |





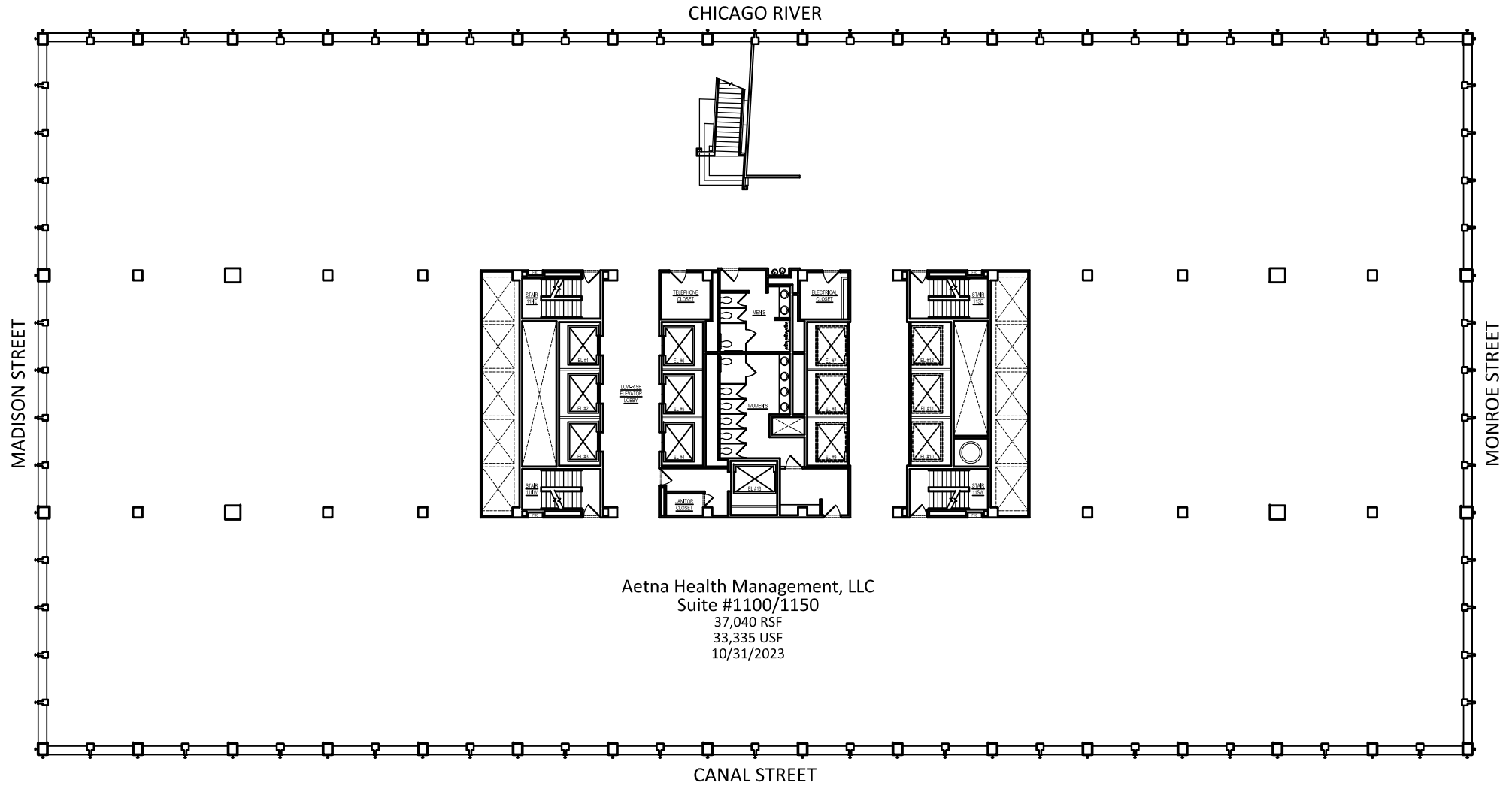
| FLOOR 09 TENANT INFORMATION |                     |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|---------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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            |





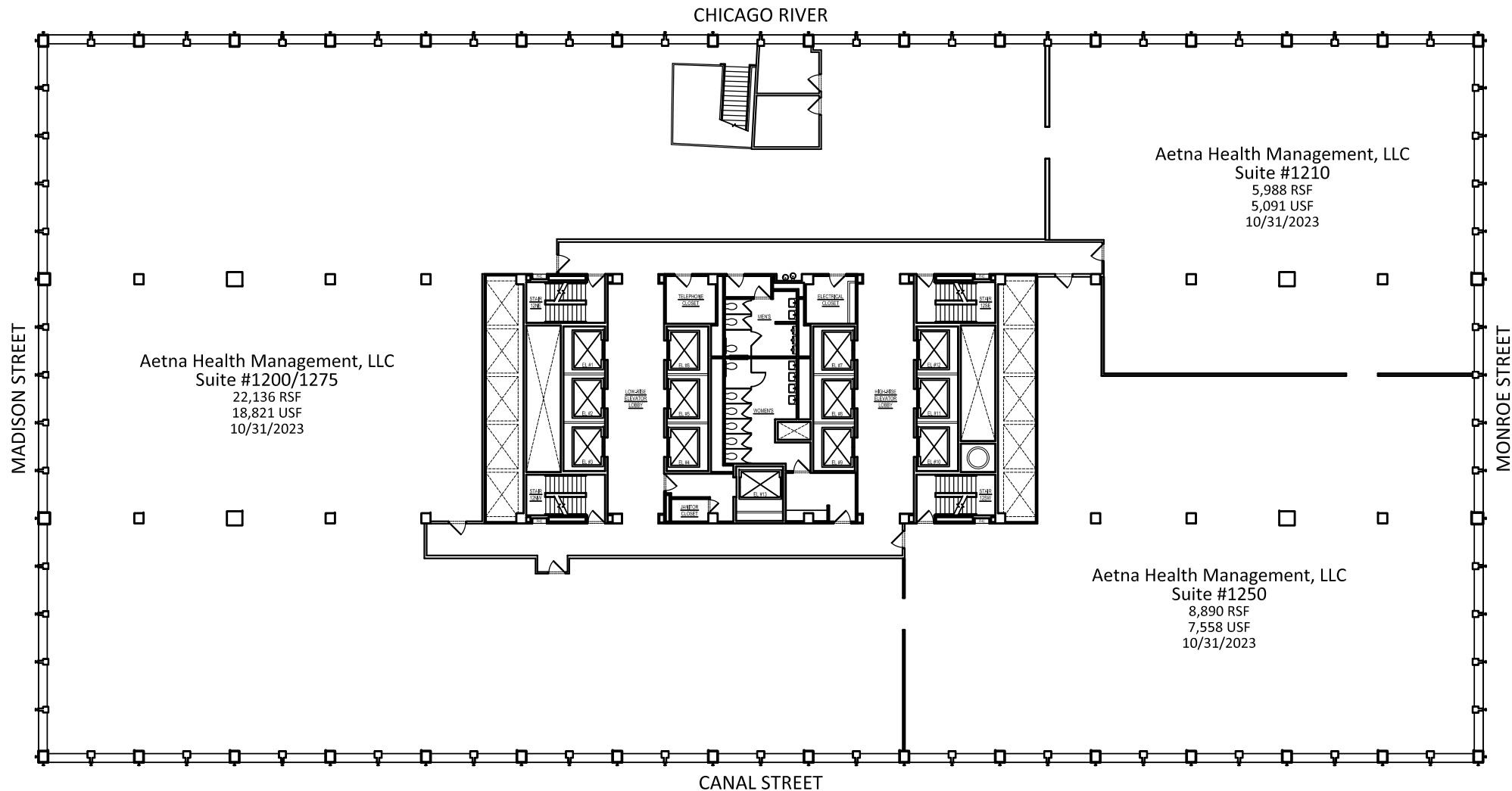
| FLOOR 10 TENANT INFORMATION |                     |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|---------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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            |





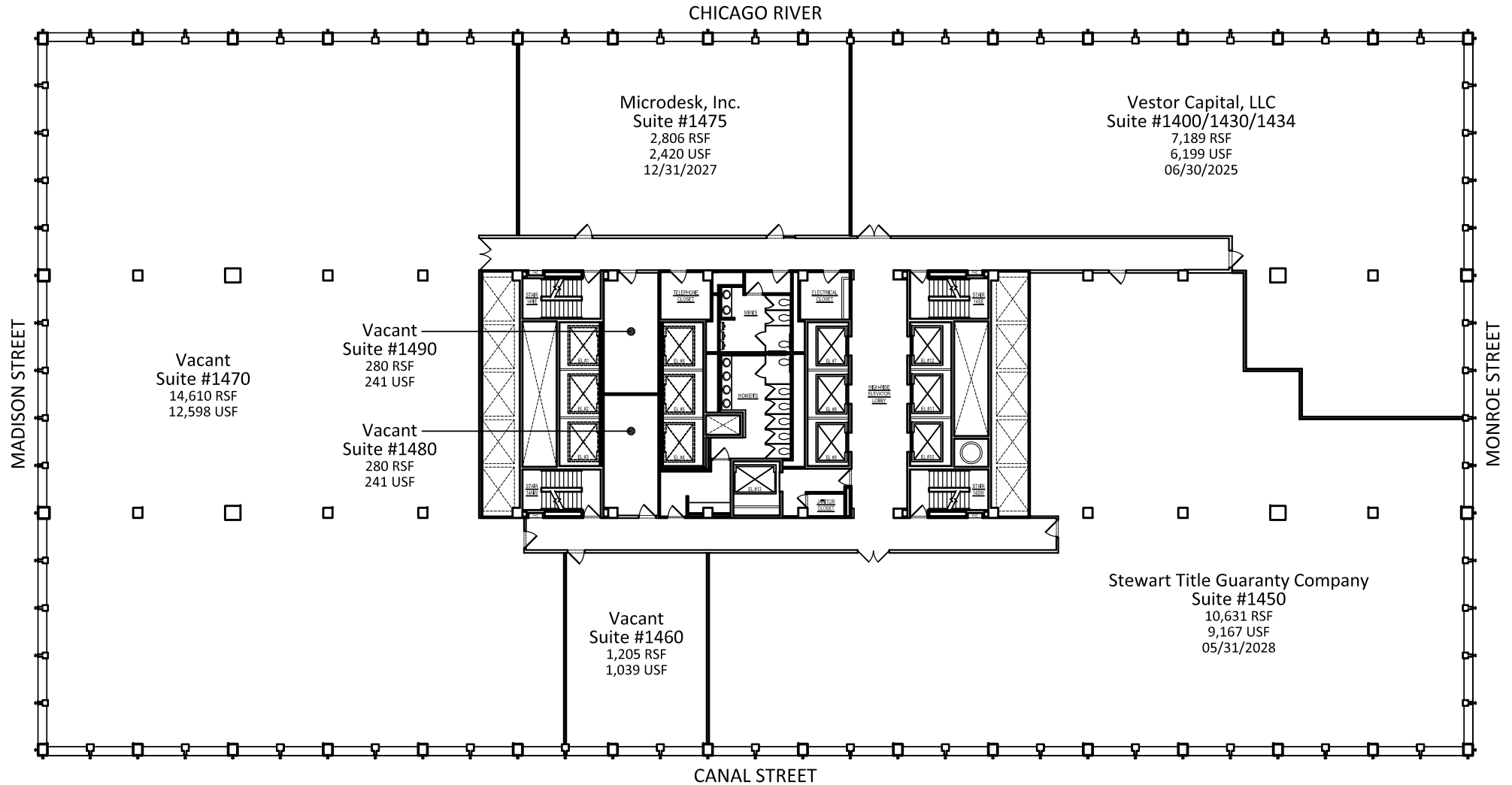
| FLOOR 11 TENANT INFORMATION |                              |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME                  | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 1100/1150                   | AETNA HEALTH MANAGEMENT, LLC | 33,335        | 1.1111      | 37,040                    | 36,811         | 229           |
| FLOOR TOTALS                |                              | 33,335        | 1.1111      | 37,040                    | 36,811         | 229           |





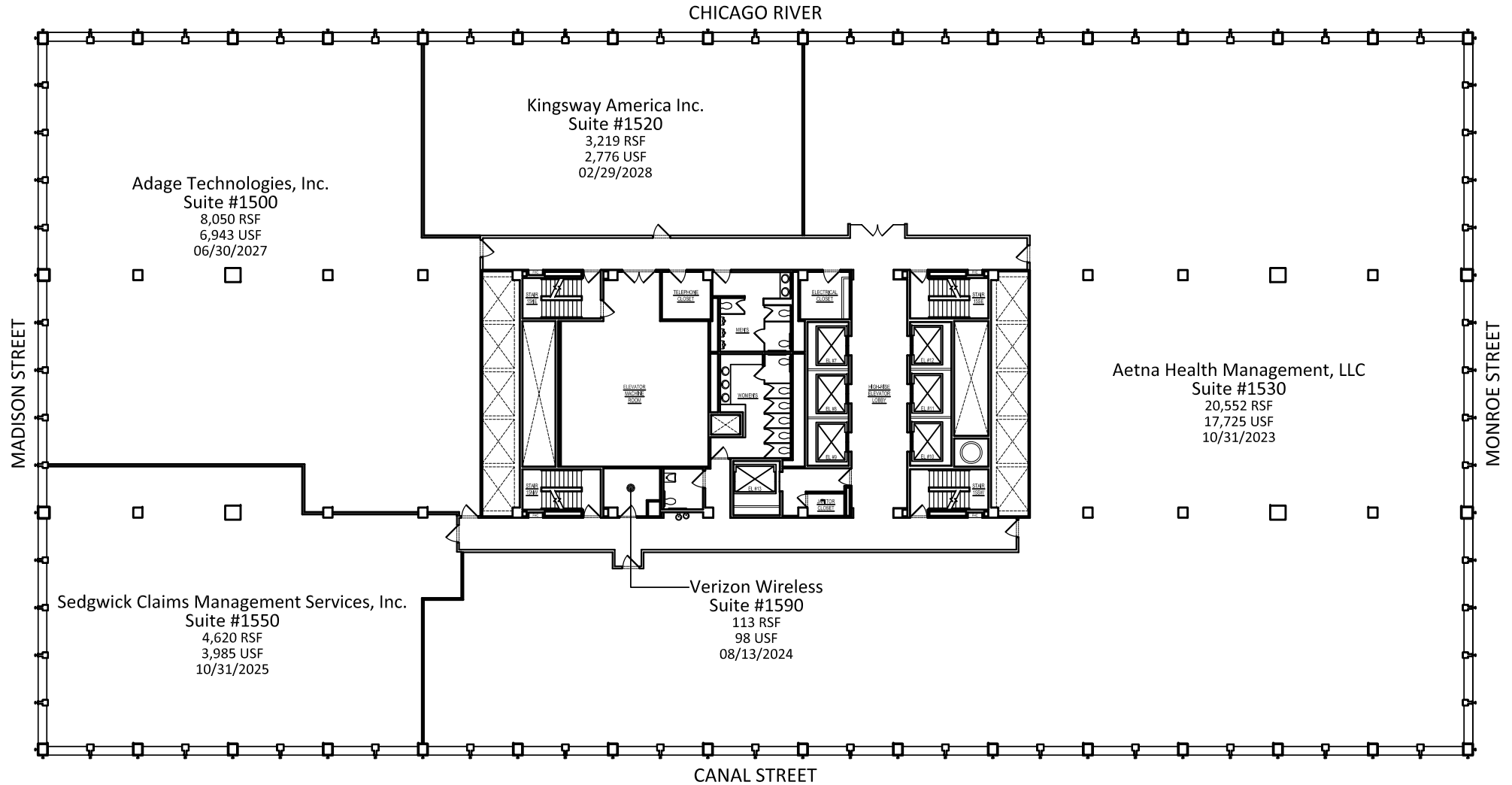
| FLOOR 12 TENANT INFORMATION |                              |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME                  | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 1200/1275                   | AETNA HEALTH MANAGEMENT, LLC | 18,820        | 1.1762      | 22,136                    | 22,095         | 41            |
| 1210                        | AETNA HEALTH MANAGEMENT, LLC | 5,091         | 1.1762      | 5,988                     | 5,923          | 65            |
| 1250                        | AETNA HEALTH MANAGEMENT, LLC | 7,558         | 1.1762      | 8,890                     | 8,794          | 96            |
| FLOOR TOTALS                |                              | 31,470        | 1.1762      | 37,014                    | 36,812         | 202           |





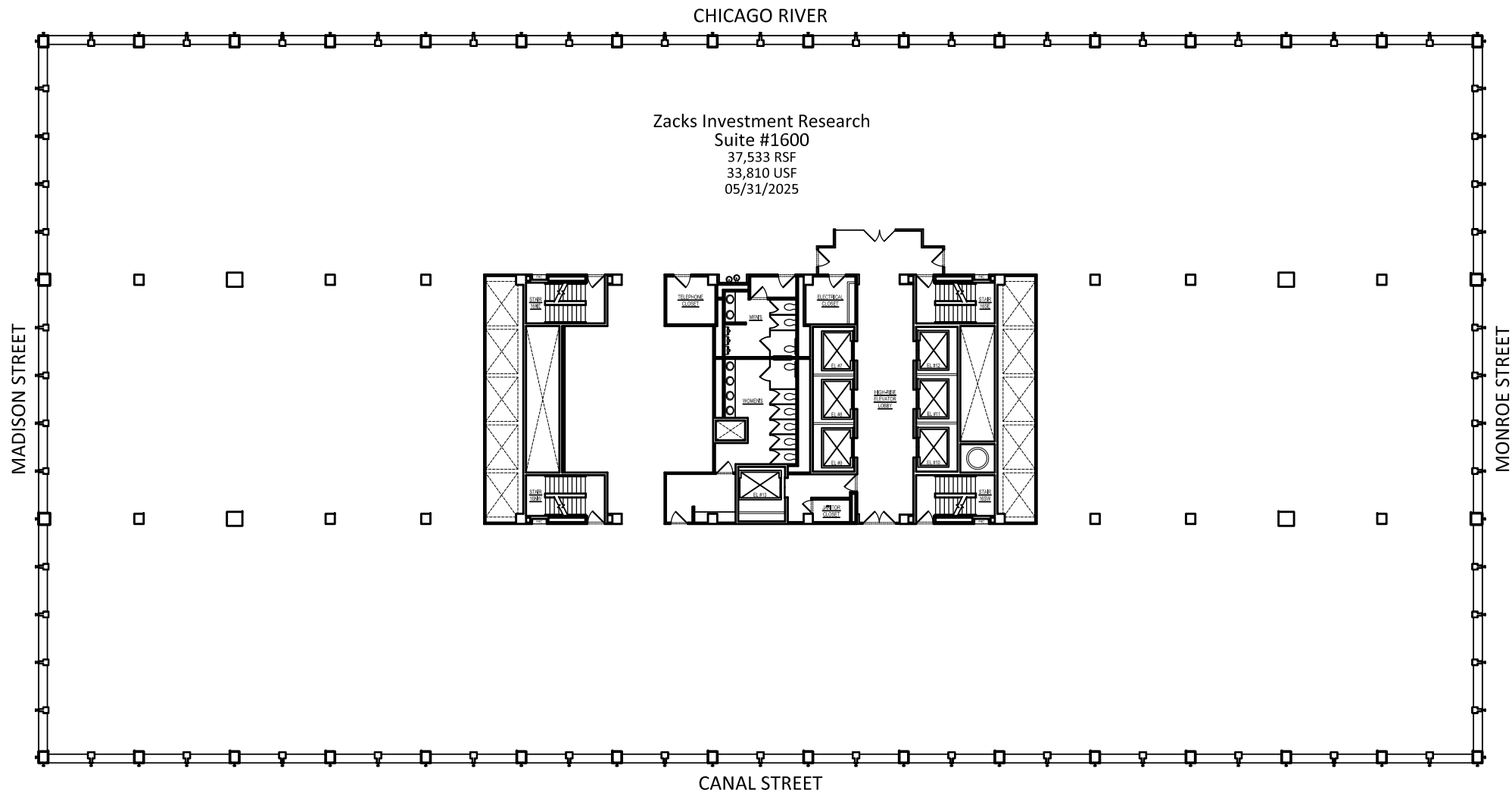
| FLOOR 14 TENANT INFORMATION |                                |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|--------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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             |
| 1460                        | VACANT                         | 1,039         | 1.1597      | 1,205                     | 0              | 1,205         |
| 1470                        | VACANT                         | 12,598        | 1.1597      | 14,610                    | 0              | 14,610        |
| 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                        | AETNA HEALTH MANAGEMENT, LLC              | 17,725        | 1.1595      | 20,552                    | 20,595         | -43           |
| 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                    | 36,597         | -43           |

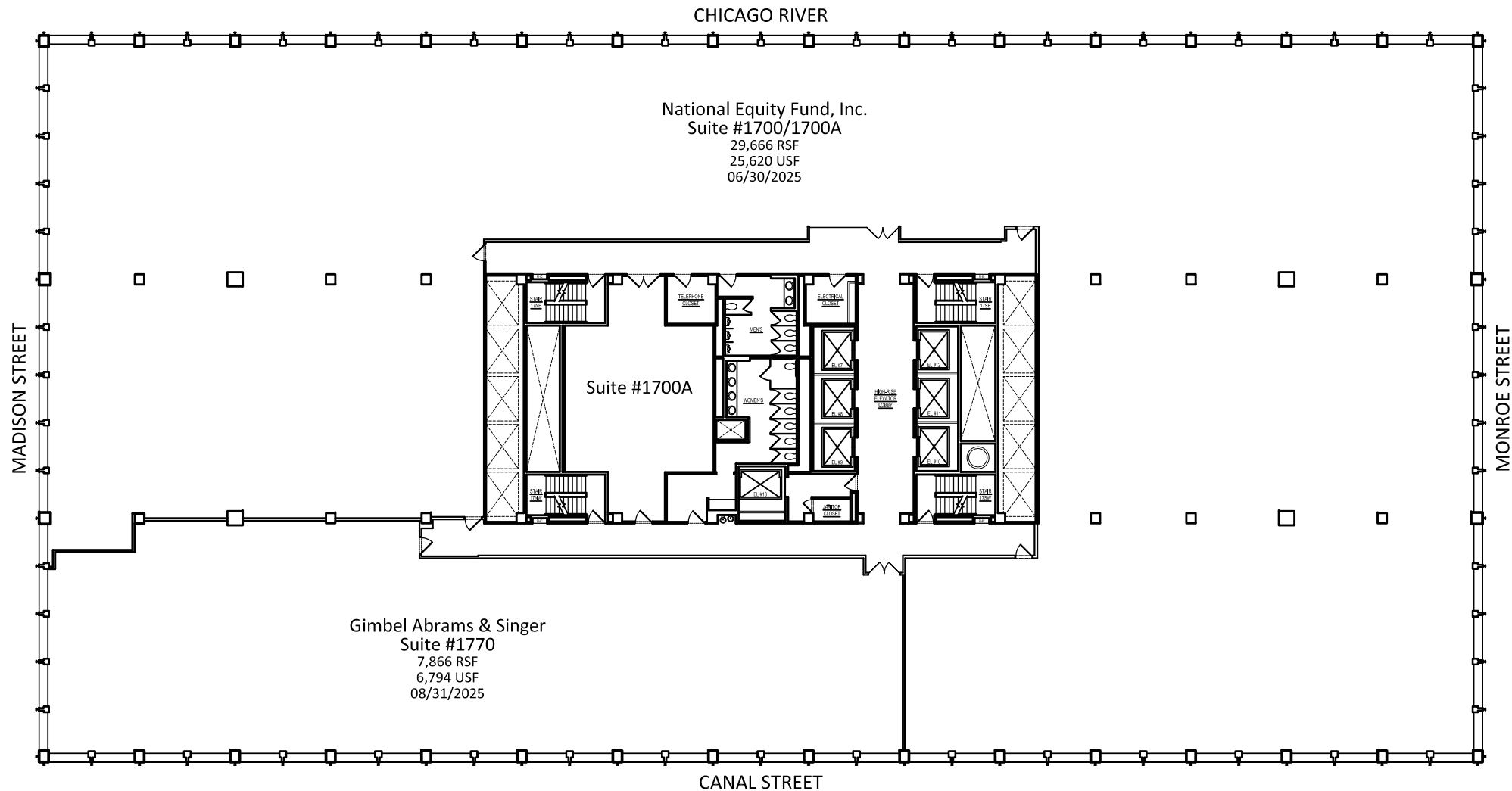




| FLOOR 16 TENANT INFORMATION |                           |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|---------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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             |

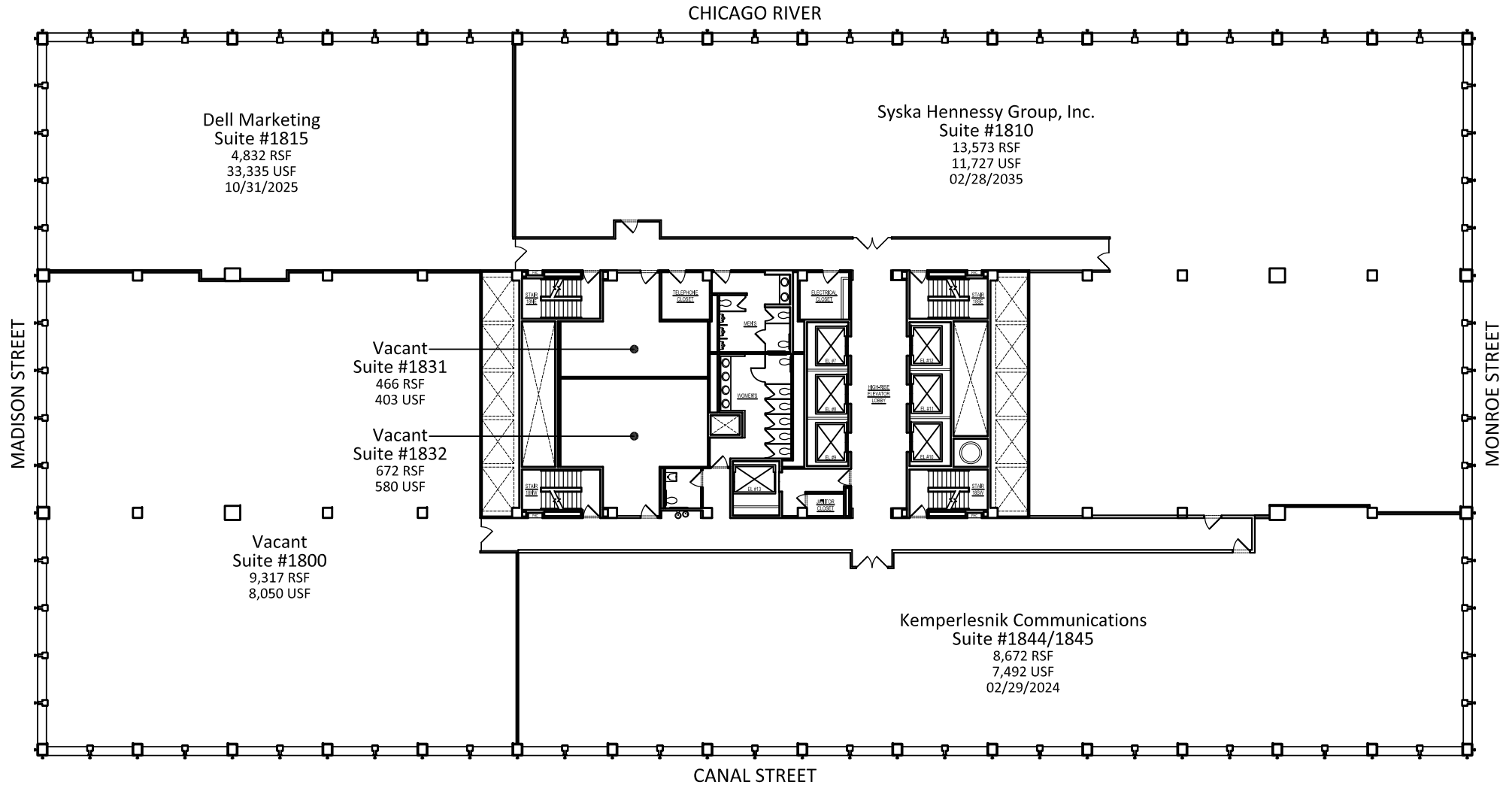






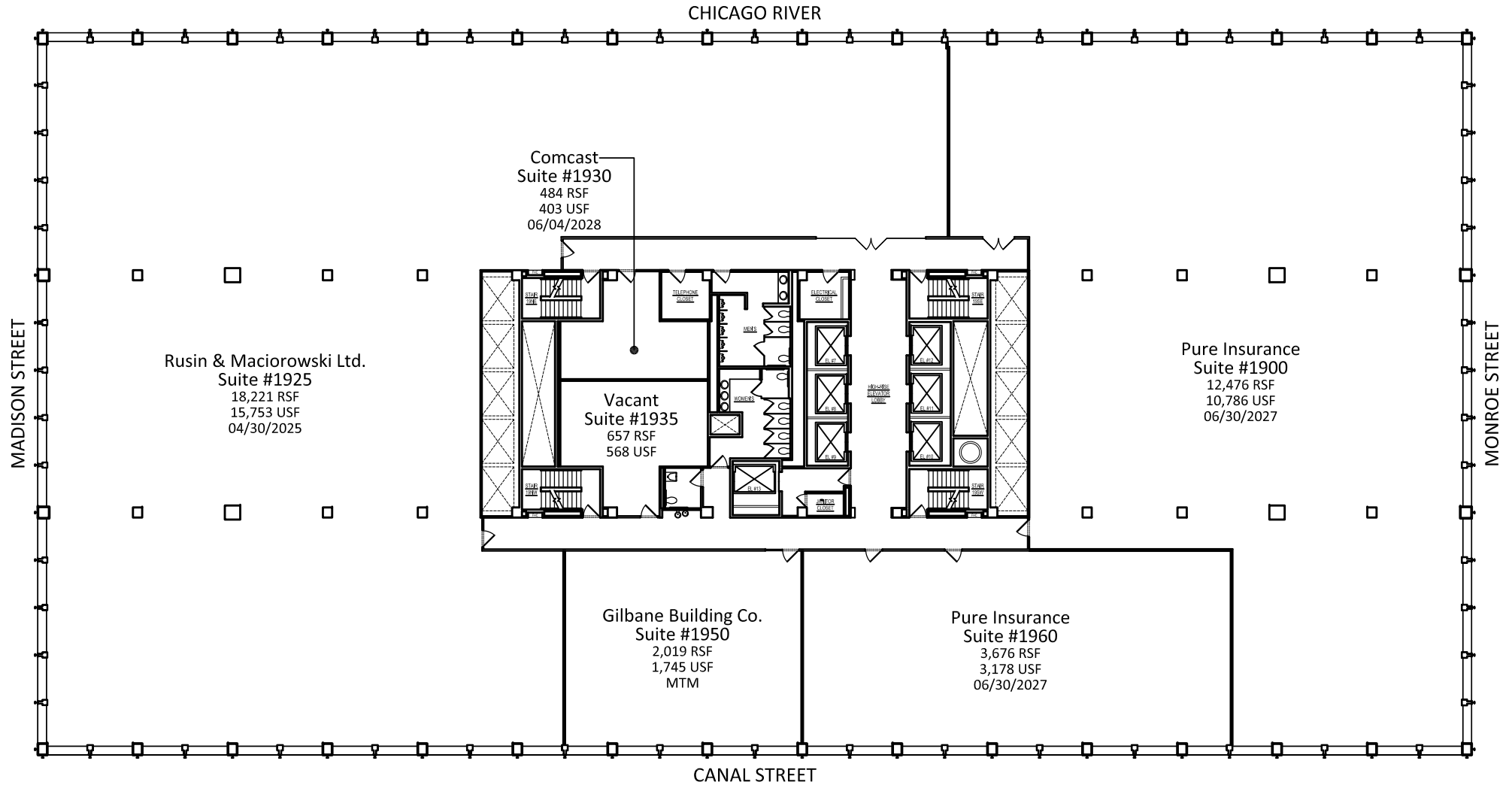
| FLOOR 17 TENANT INFORMATION |                            |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|----------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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            |





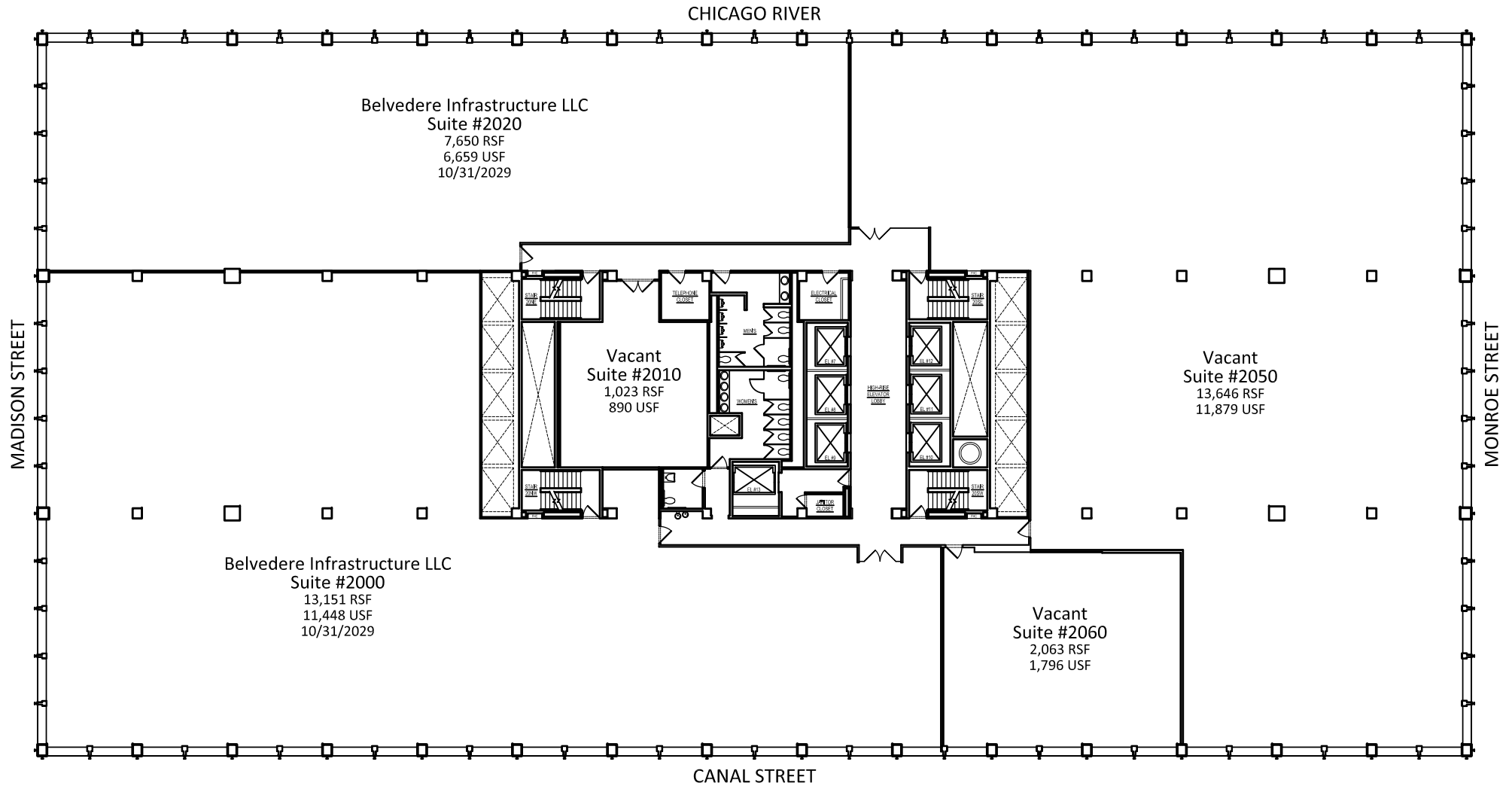
| FLOOR 18 TENANT INFORMATION |                                   |               |               | BOMA 2010 LEGACY METHOD A |                |                |
|-----------------------------|-----------------------------------|---------------|---------------|---------------------------|----------------|----------------|
| 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            |
| 1844/1845                   | KEMPERLESNIK COMMUNICATIONS, INC. | 7,492         | 1.1575        | 8,672                     | 8,766          | -94            |
| <b>FLOOR TOTALS</b>         |                                   | <b>32,426</b> | <b>1.1575</b> | <b>37,533</b>             | <b>27,171</b>  | <b>-10,362</b> |





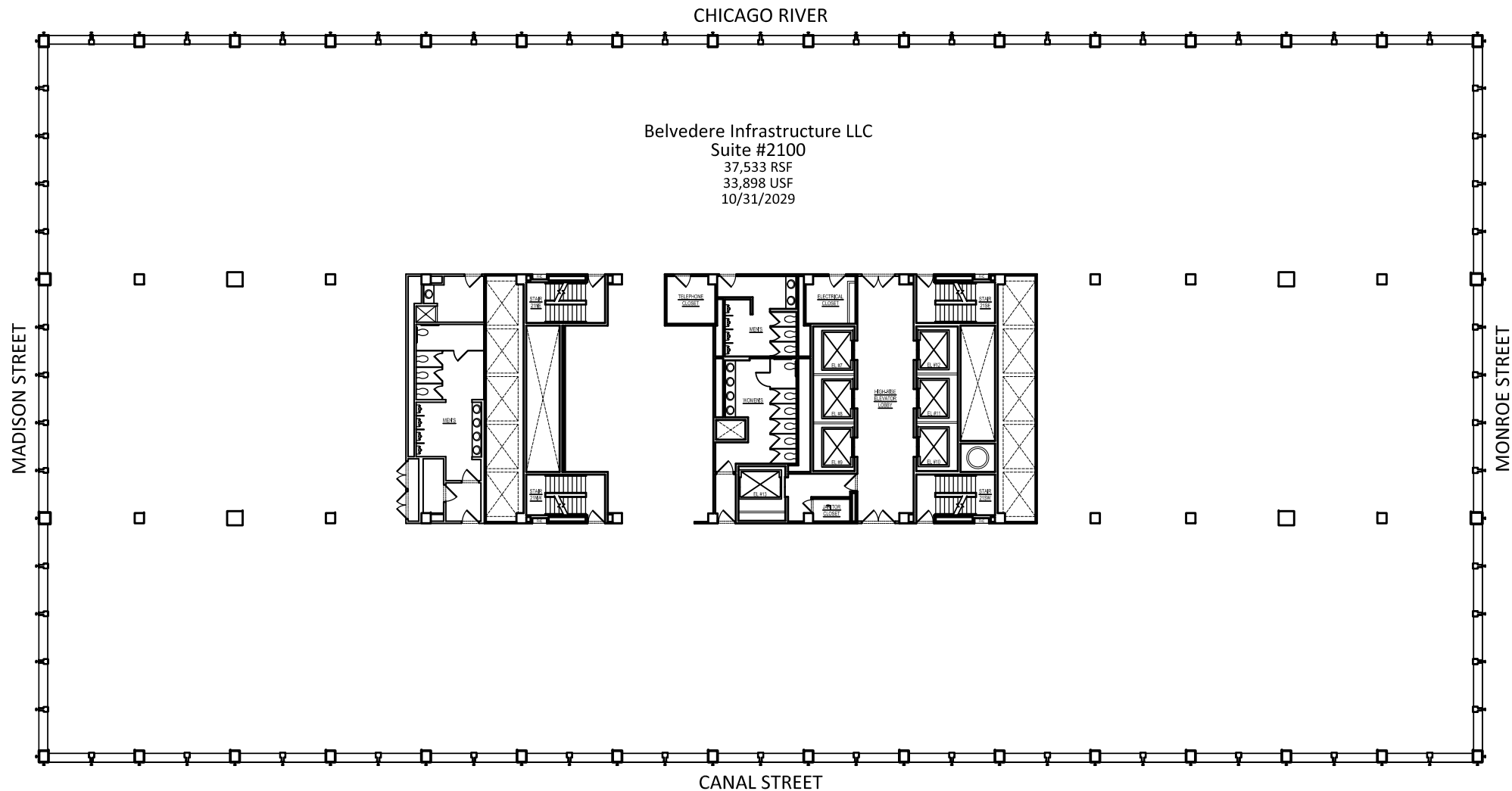
| FLOOR 19 TENANT INFORMATION |                          |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|--------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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           |





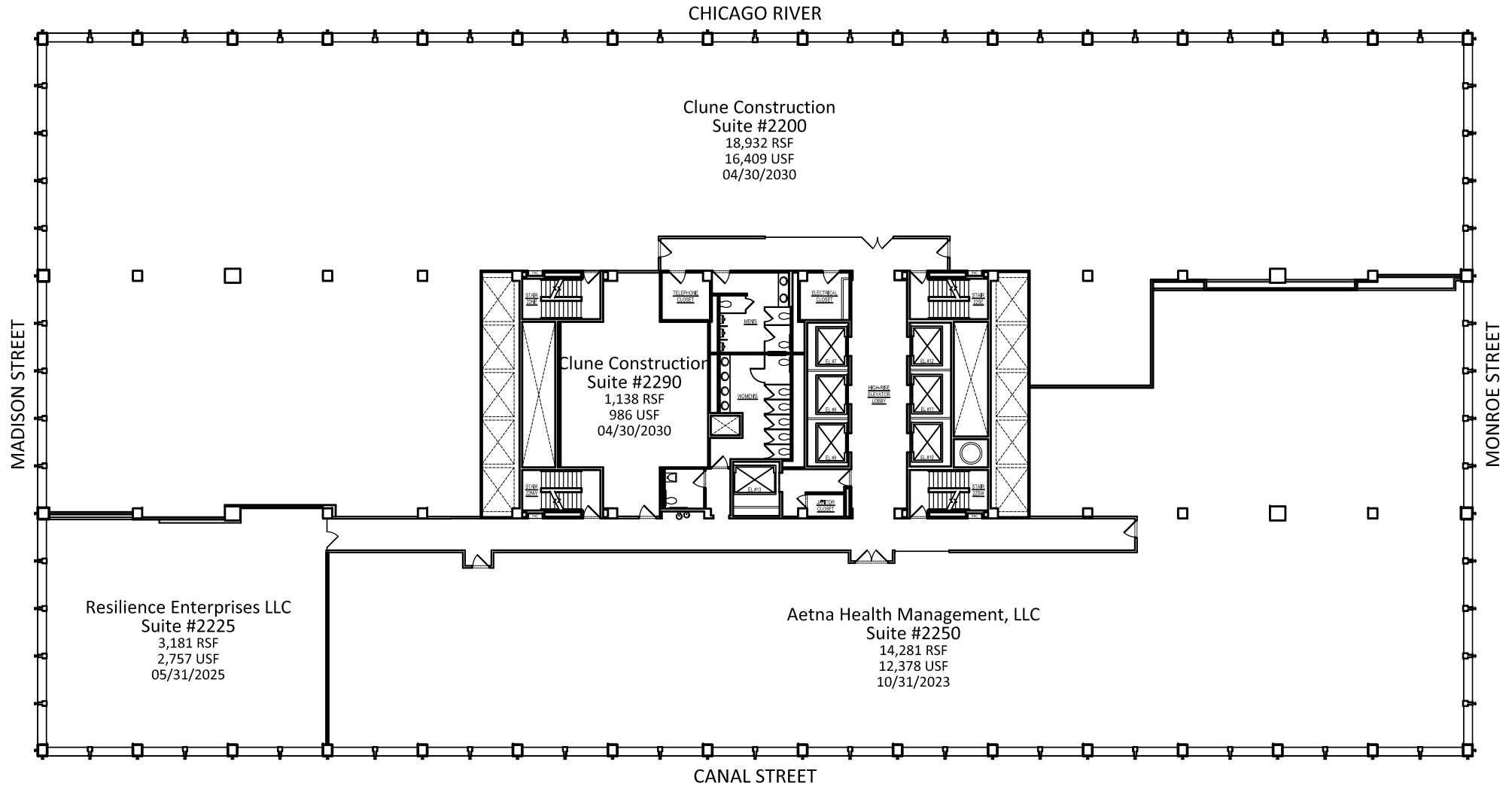
| FLOOR 20 TENANT INFORMATION |                              |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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                        | VACANT                       | 11,879        | 1.1488      | 13,646                    | 0              | 13,646        |
| 2060                        | VACANT                       | 1,796         | 1.1488      | 2,063                     | 0              | 2,063         |
| FLOOR TOTALS                |                              | 32,671        | 1.1488      | 37,533                    | 20,860         | 16,673        |





| 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                        | AETNA HEALTH MANAGEMENT, LLC     | 12,377        | 1.1538      | 14,281                    | 14,216         | 65            |
| 2290                        | CLUNE CONSTRUCTION COMPANY, L.P. | 986           | 1.1538      | 1,138                     | 1,138          | 0             |
| FLOOR TOTALS                |                                  | 32,529        | 1.1538      | 37,532                    | 37,467         | 65            |

