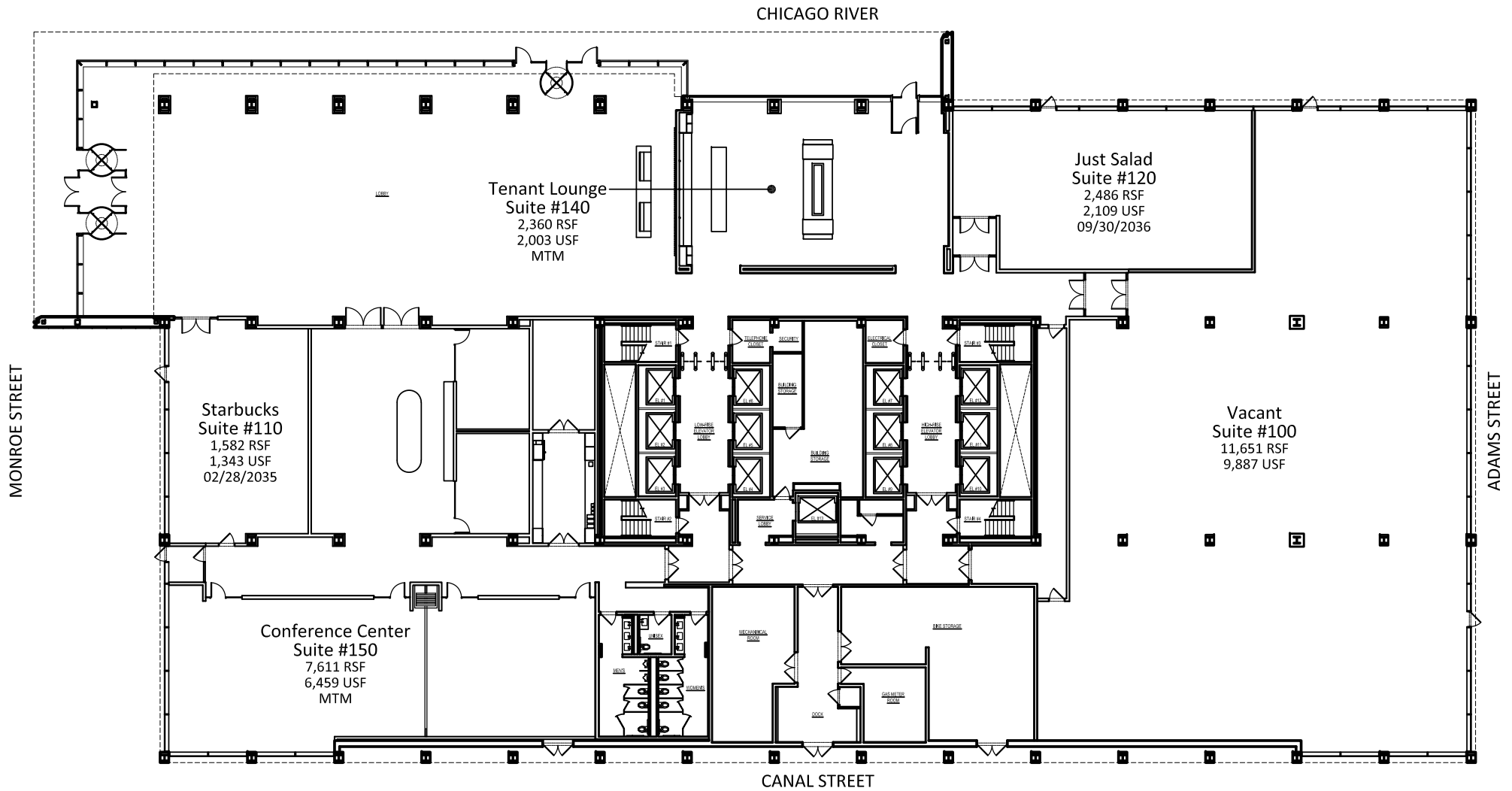


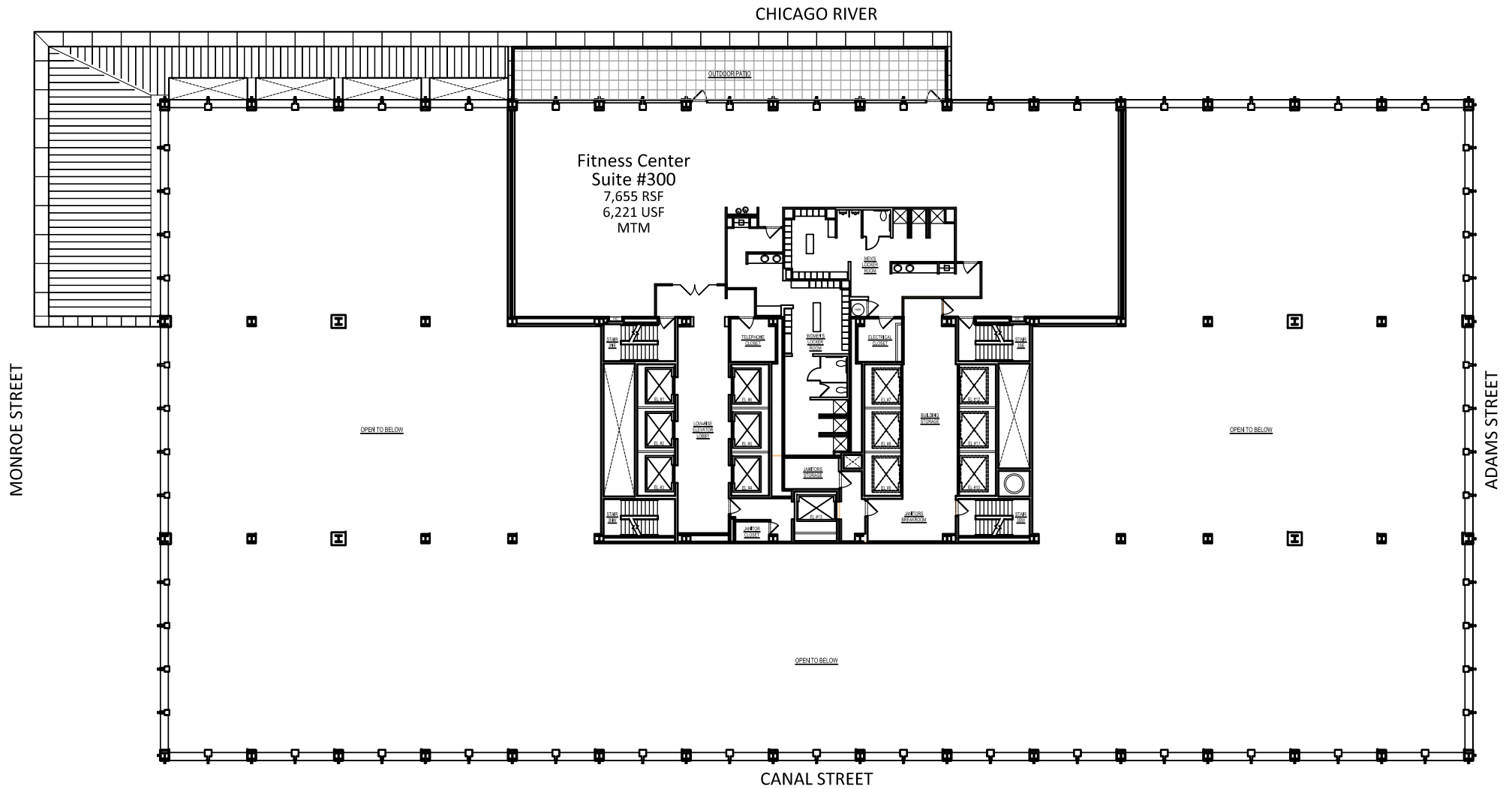
120 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606**BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0903**

FLOOR NUMBER	% LEASED	MEASURED USF	CURRENT RSF	FUTURE RSF	FUTURE RSF NET GAIN/LOSS	CURRENT VACANT RSF	LOAD FACTOR	LOSS FACTOR
01	51.28%	21,800	13,175	25,690	864	11,651	1.1785	15.14%
03	100.00%	6,221	7,655	7,655	0	0	1.2306	18.73%
04	77.97%	31,296	29,099	37,322	356	7,867	1.1926	16.15%
05	63.60%	31,308	23,737	37,323	292	13,294	1.1921	16.12%
06	57.18%	31,335	21,343	37,323	267	15,713	1.1911	16.04%
07	98.74%	32,630	36,853	37,323	470	0	1.1438	12.57%
08	0.00%	32,630	0	37,323	0	37,323	1.1438	12.57%
09	0.00%	32,732	0	37,323	0	37,323	1.1402	12.30%
10	0.00%	33,153	0	37,323	0	37,323	1.1258	11.17%
11	98.74%	33,341	37,055	37,527	472	0	1.1256	11.15%
12	98.74%	33,315	37,031	37,502	471	0	1.1257	11.16%
14	47.53%	32,083	17,818	37,488	35	19,635	1.1685	14.42%
15	62.81%	31,782	23,260	37,035	339	13,436	1.1653	14.18%
16	89.49%	32,464	34,030	38,026	124	3,872	1.1713	14.63%
17	98.74%	32,900	37,548	38,026	478	0	1.1558	13.48%
18	98.74%	33,101	37,548	38,026	478	0	1.1488	12.95%
19	99.05%	32,061	37,663	38,026	288	75	1.1861	15.69%
20	98.75%	33,106	37,549	38,026	477	0	1.1486	12.94%
21	85.14%	32,566	32,377	38,026	270	5,379	1.1677	14.36%
22	98.57%	33,413	37,481	38,026	545	0	1.1381	12.13%
TOTALS	70.56%	613,237	501,222	710,339	6,226	202,891		



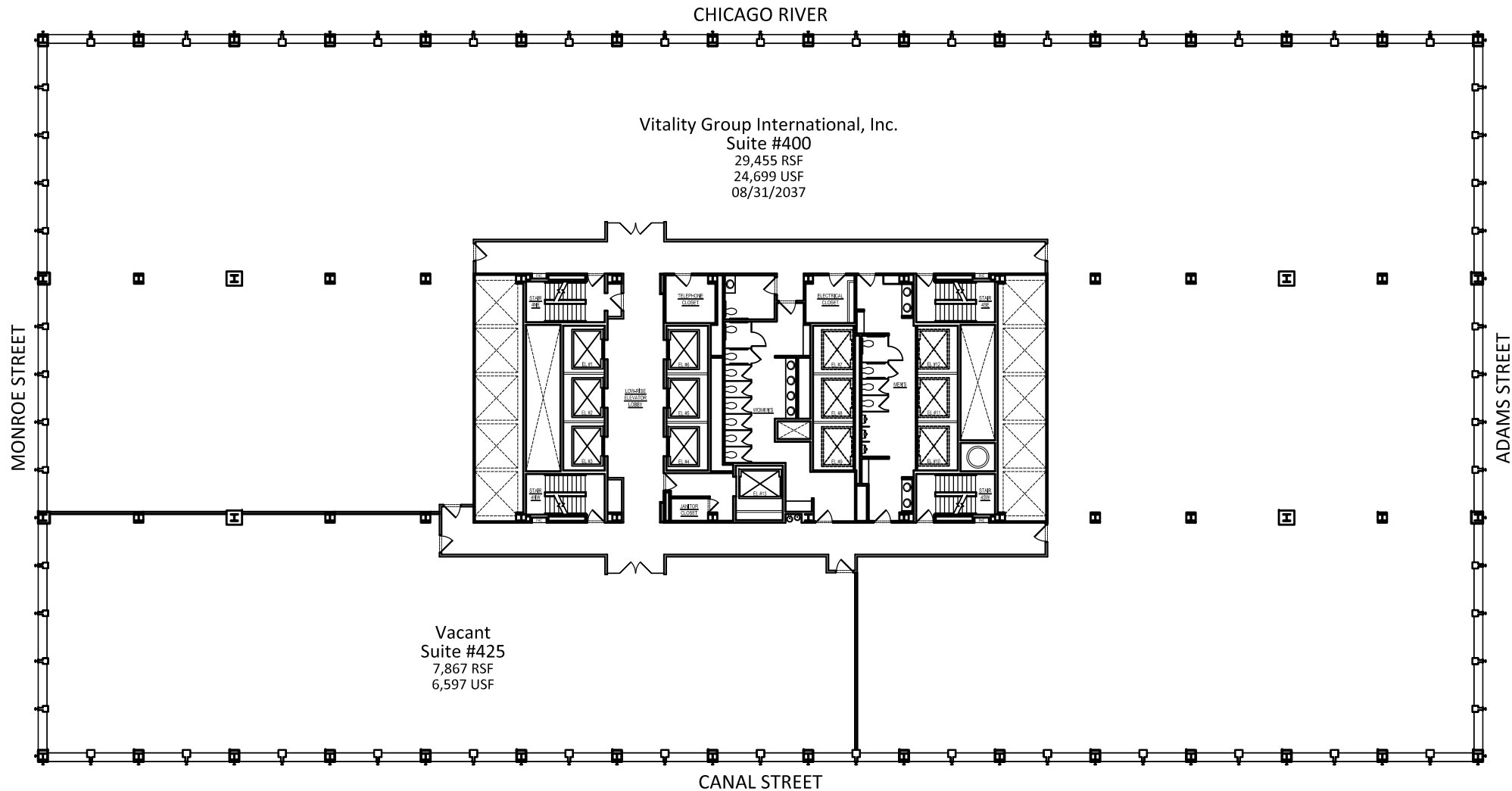
FLOOR 01 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
100	VACANT	9,887	1.1785	11,651	0	11,651
110	STARBUCKS	1,343	1.1785	1,582	1,270	312
120	JUST SALAD	2,109	1.1785	2,486	1,934	552
140	TENANT LOUNGE (AMENITY AREA)	2,003	1.1785	2,360	2,360	0
150	CONFERENCE CENTER (AMENITY AREA)	6,459	1.1785	7,611	7,611	0
FLOOR TOTALS		21,800	1.1785	25,690	13,175	12,515



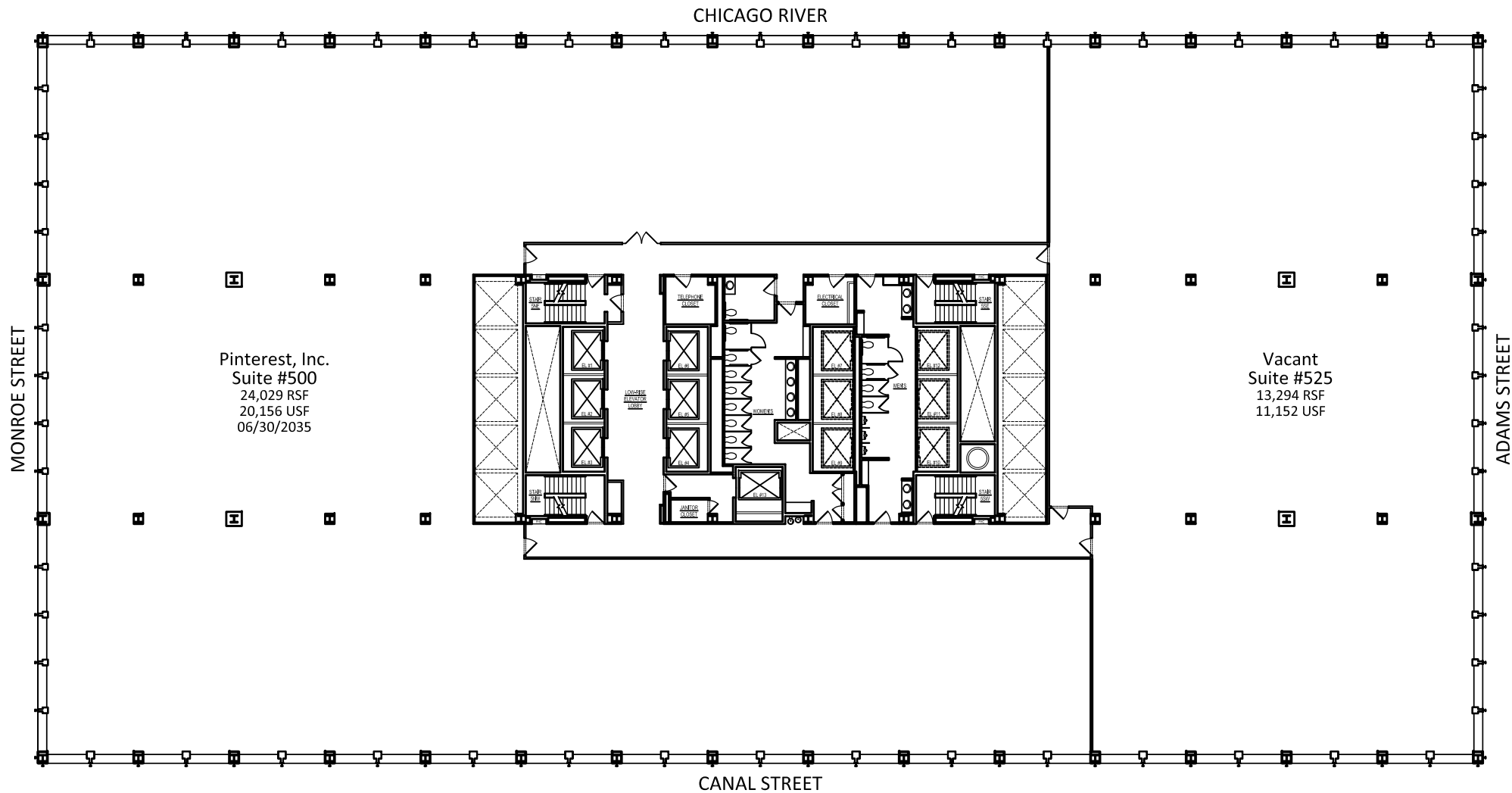


FLOOR 03 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
300	FITNESS CENTER (AMENITY AREA)	6,221	1.2306	7,655	7,655	0
FLOOR TOTALS		6,221	1.2306	7,655	7,655	0



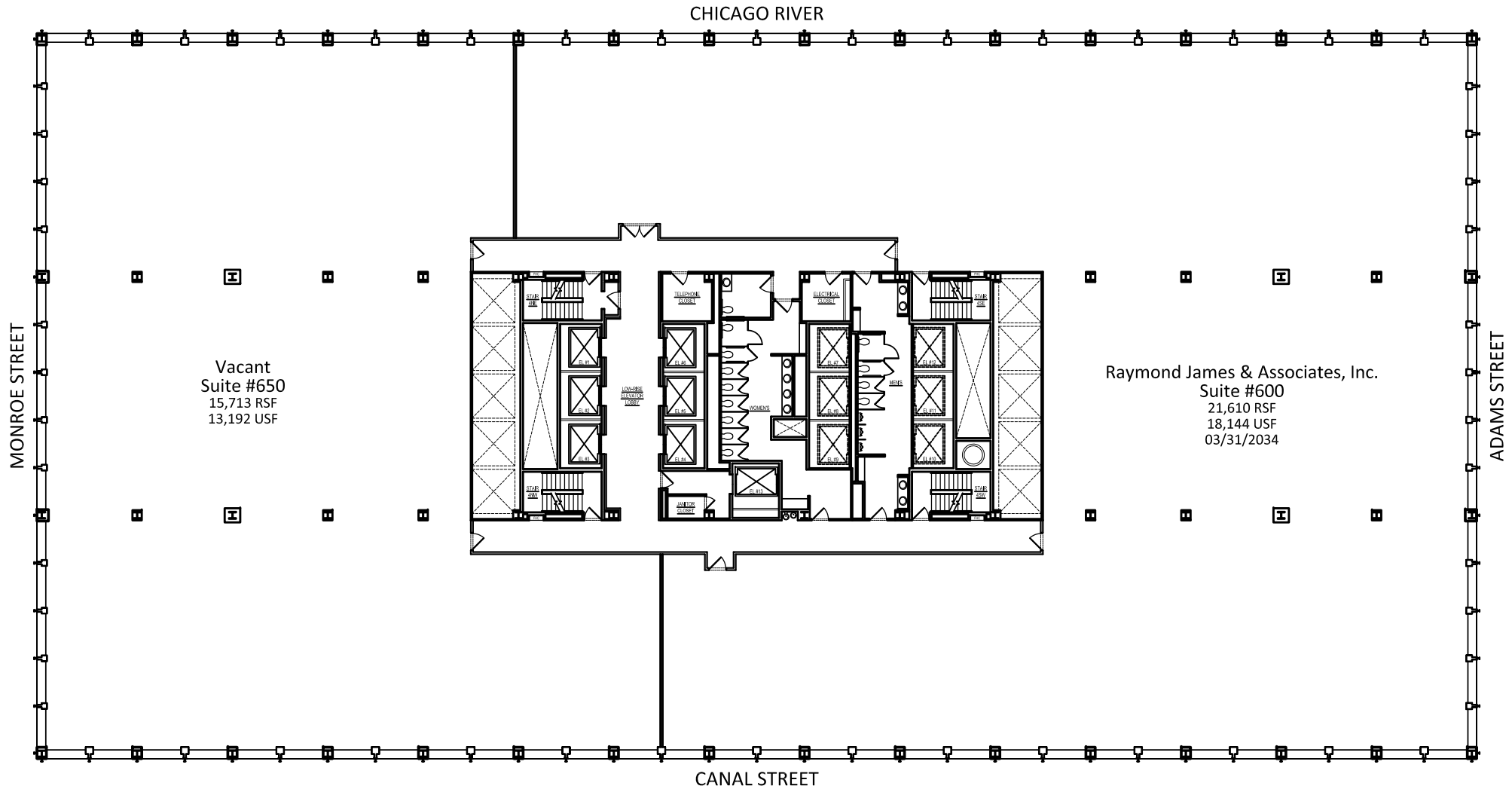


FLOOR 04 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VITALITY GROUP INTERNATIONAL, INC.	24,699	1.1926	29,455	29,099	356
425	VACANT	6,597	1.1926	7,867	0	7,867
FLOOR TOTALS		31,296	1.1926	37,322	29,099	8,223



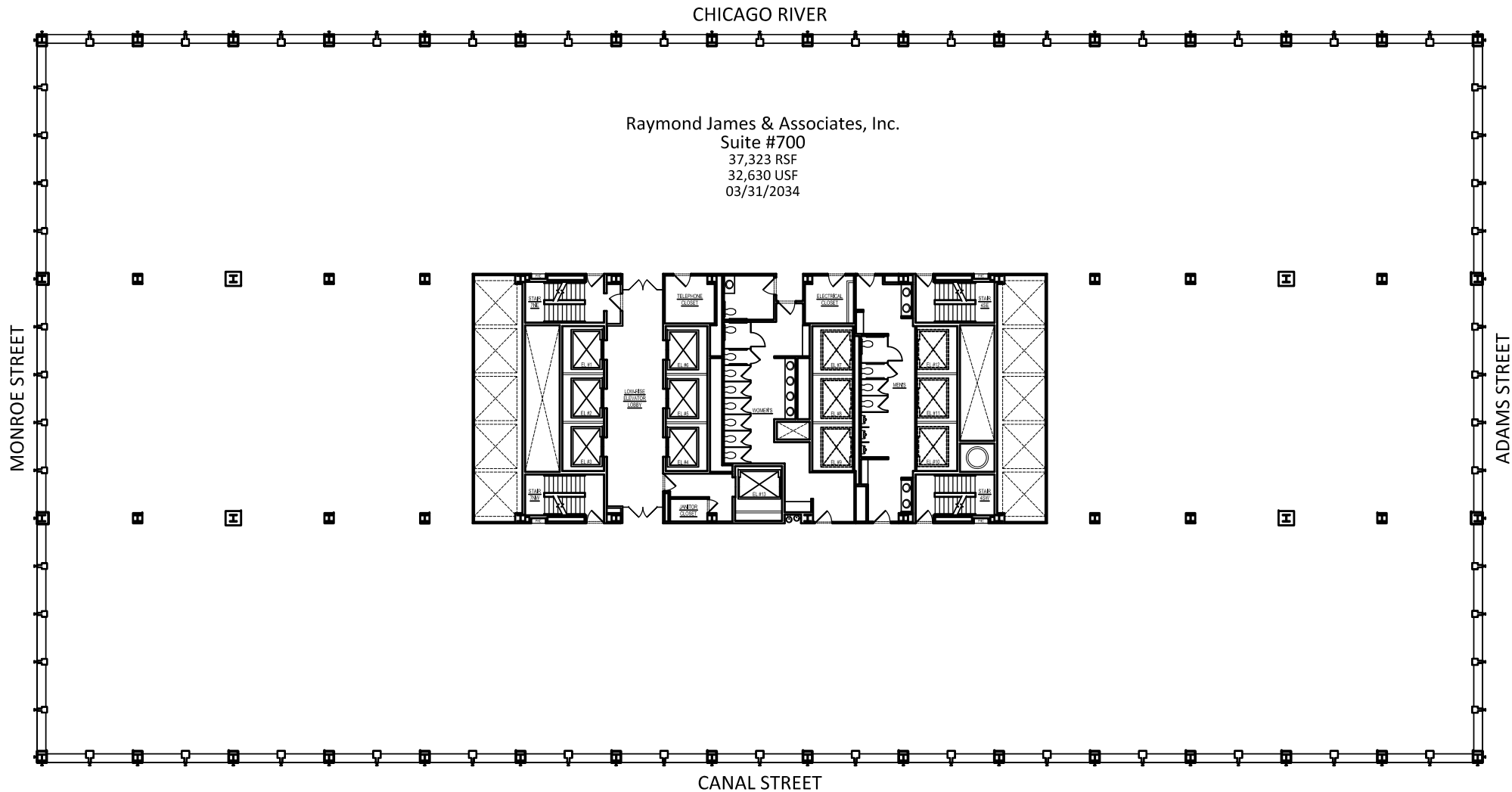
FLOOR 05 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	PINTEREST, INC.	20,156	1.1921	24,029	23,737	292
525	VACANT	11,152	1.1921	13,294		13,294
FLOOR TOTALS		31,308	1.1921	37,323	23,737	13,586





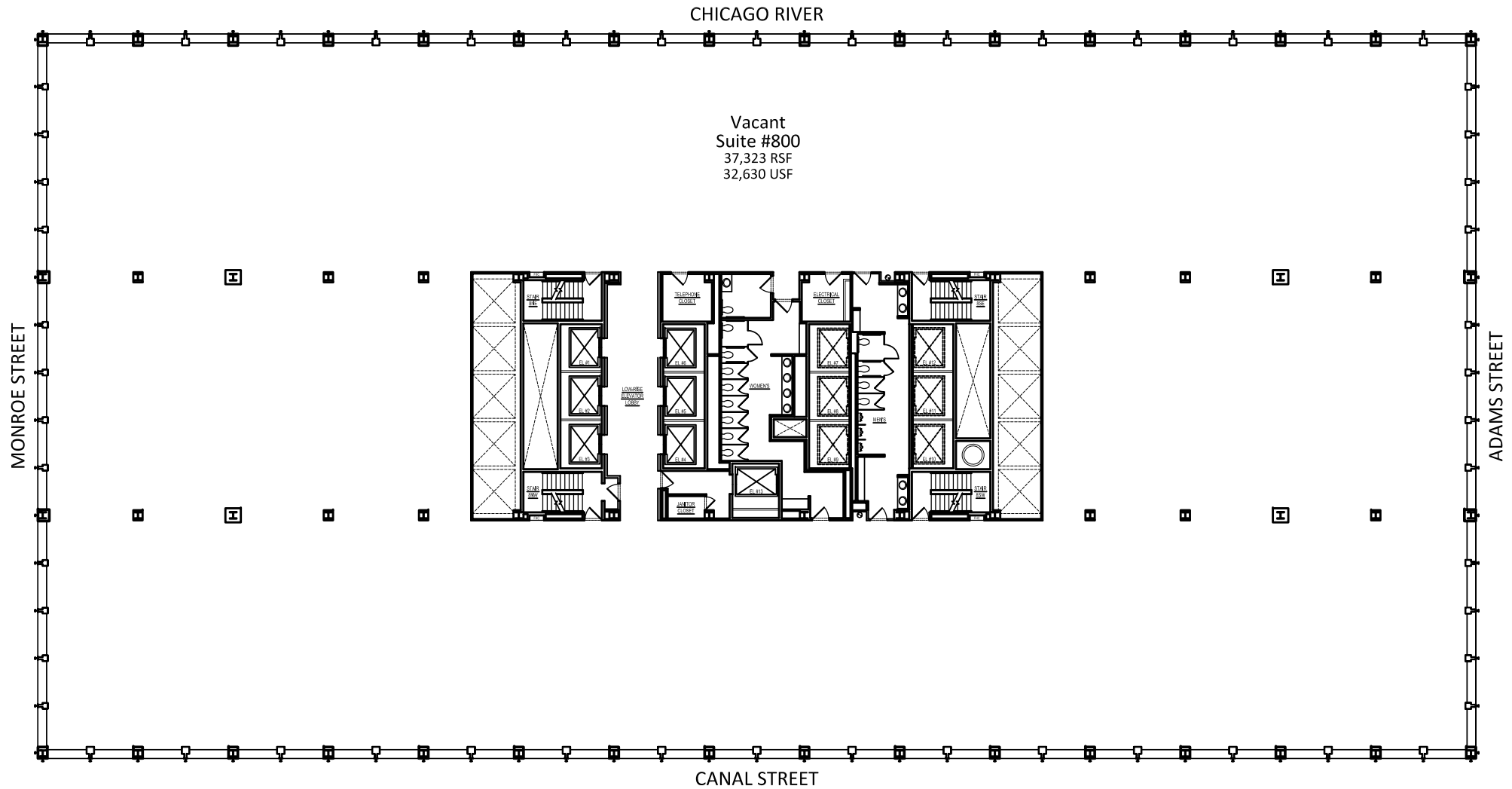
FLOOR 06 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	RAYMOND JAMES & ASSOCIATES, INC.	18,144	1.1911	21,610	21,343	267
650	VACANT	13,192	1.1911	15,713		15,713
FLOOR TOTALS		31,336	1.1911	37,323	21,343	15,980





FLOOR 07 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	RAYMOND JAMES & ASSOCIATES, INC.	32,630	1.1438	37,323	36,853	470
FLOOR TOTALS		32,630	1.1438	37,323	36,853	470

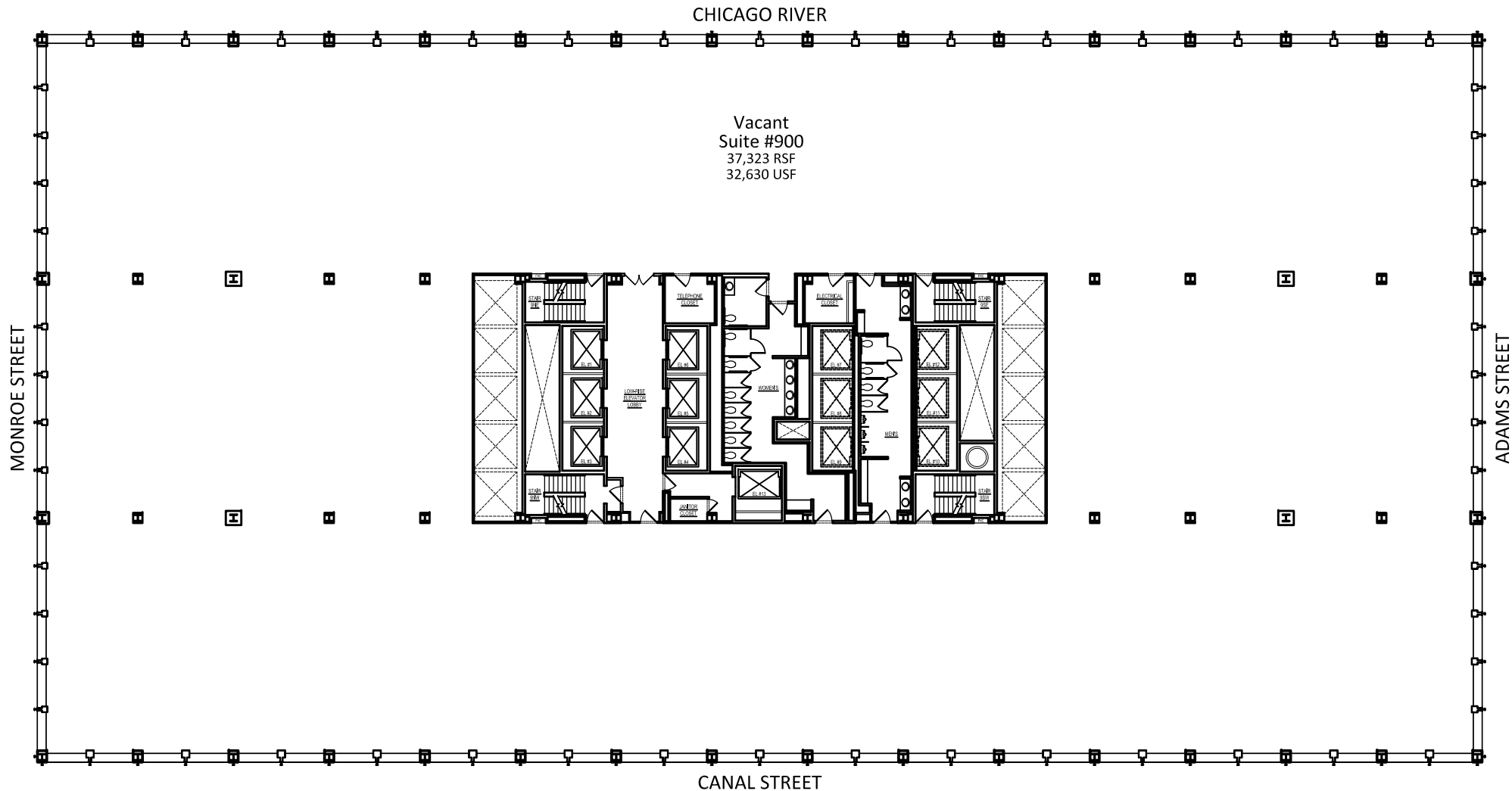




FLOOR 08 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	VACANT	32,630	1.1438	37,323	0	37,323
FLOOR TOTALS		32,630	1.1438	37,323	0	37,323

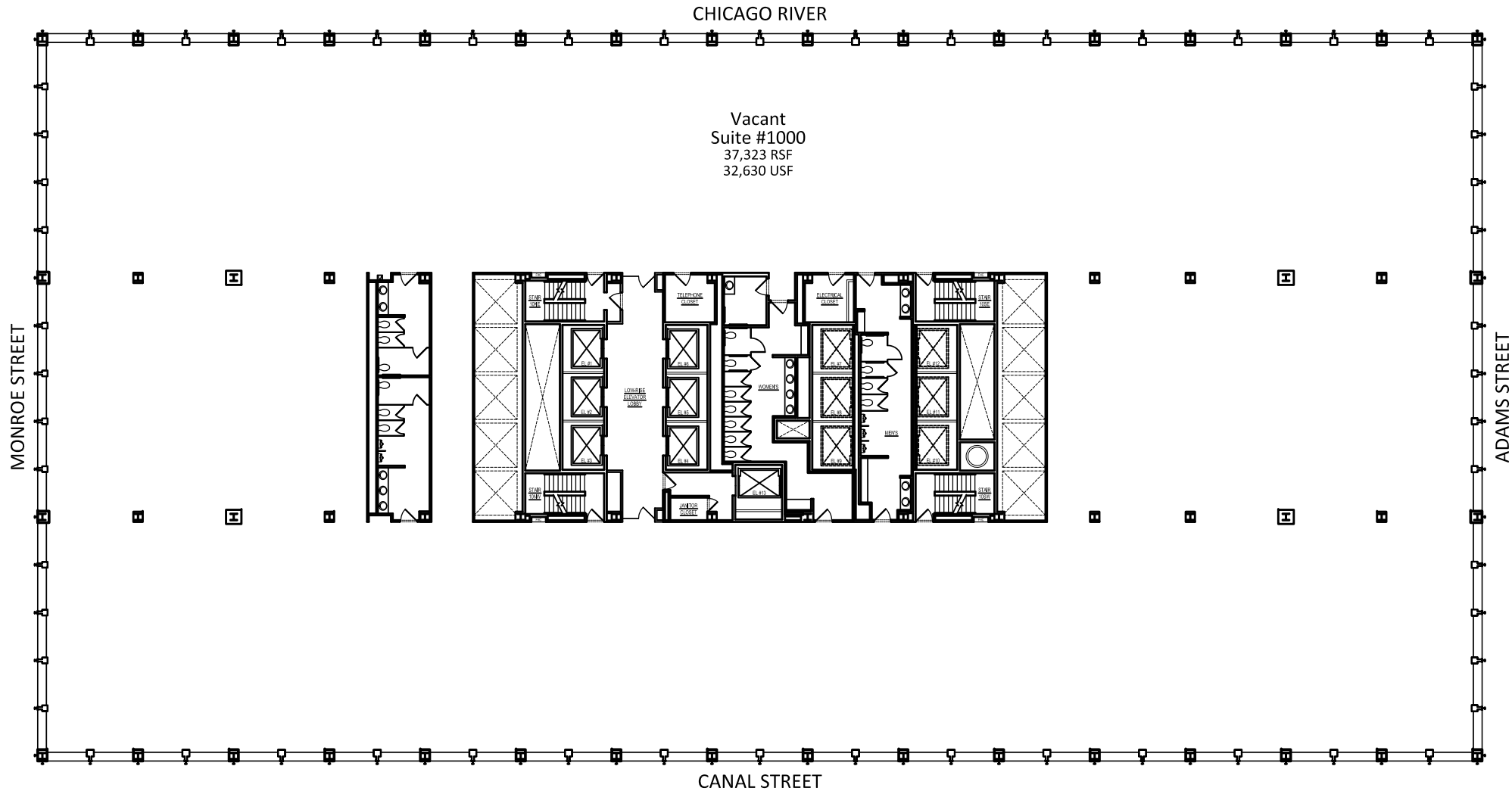


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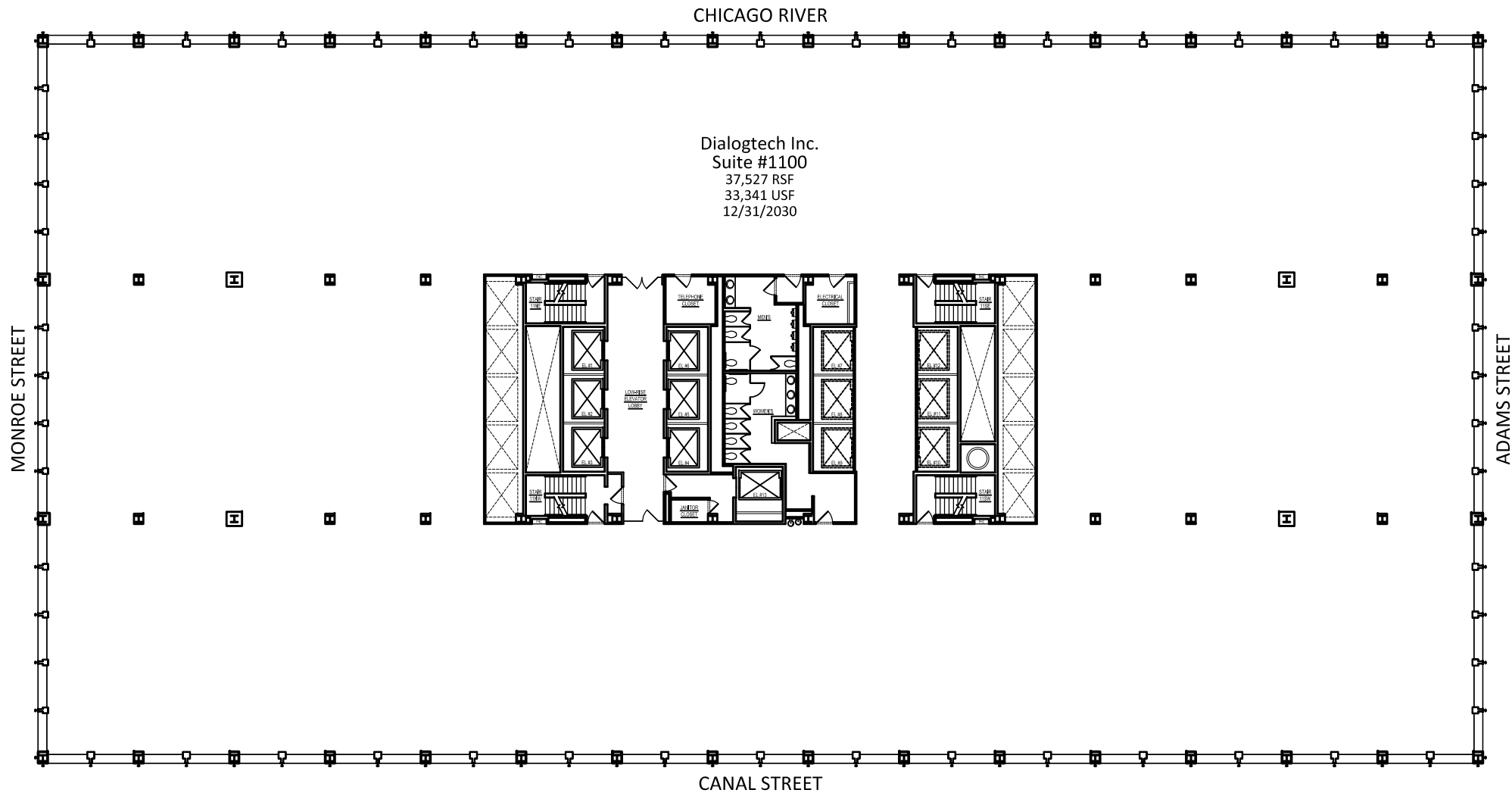
FLOOR 09 TENANT INFORMATION			ANSI/BOMA 265.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
900	VACANT	32,630	1.1438	37,323	0	37,323
FLOOR TOTALS		32,630	1.1438	37,323	0	37,323





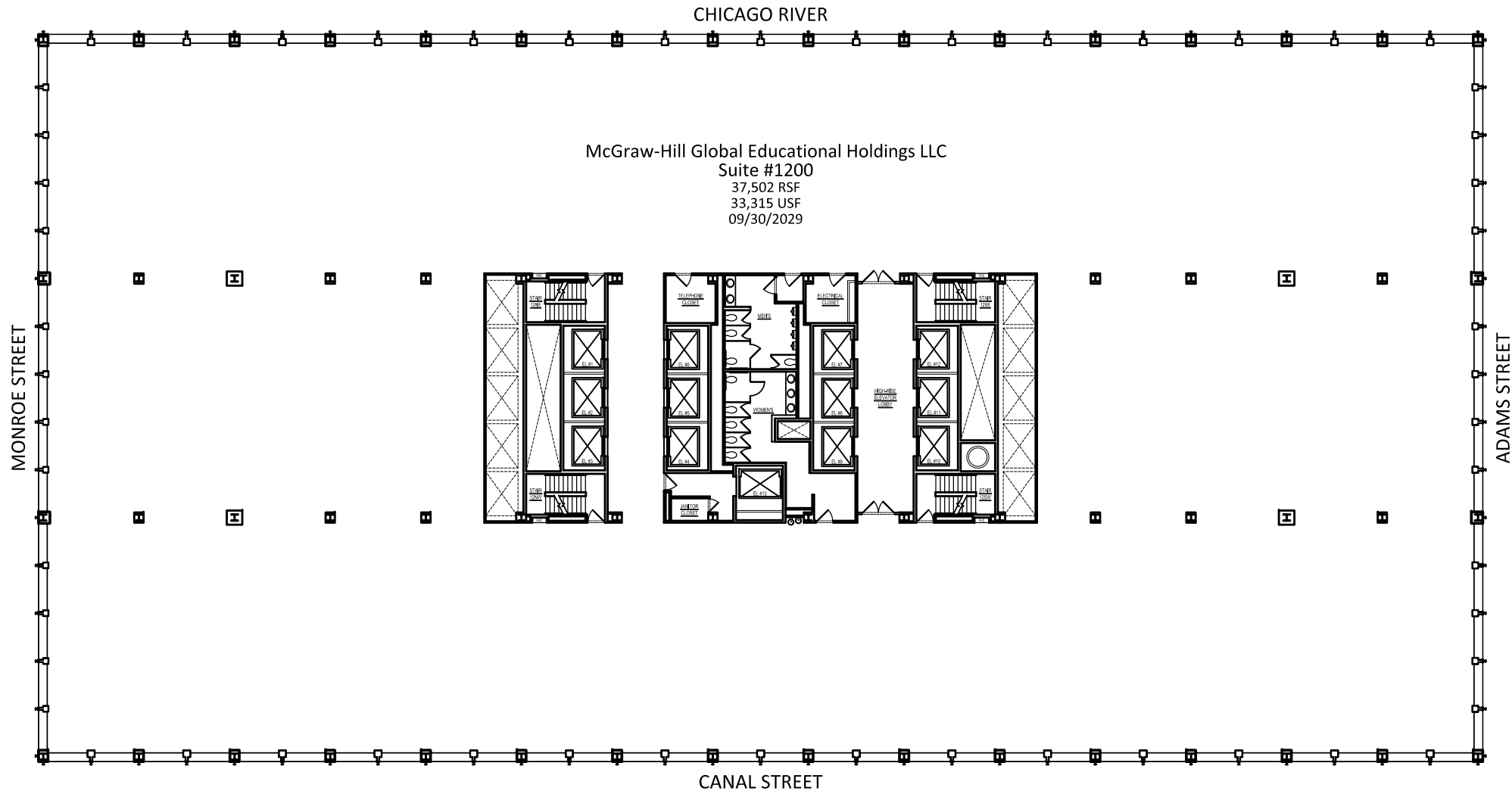
FLOOR 10 TENANT INFORMATION				ANSI/BOMA 265.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	VACANT	32,630	1.1438	37,323	0	37,323
FLOOR TOTALS		32,630	1.1438	37,323	0	37,323





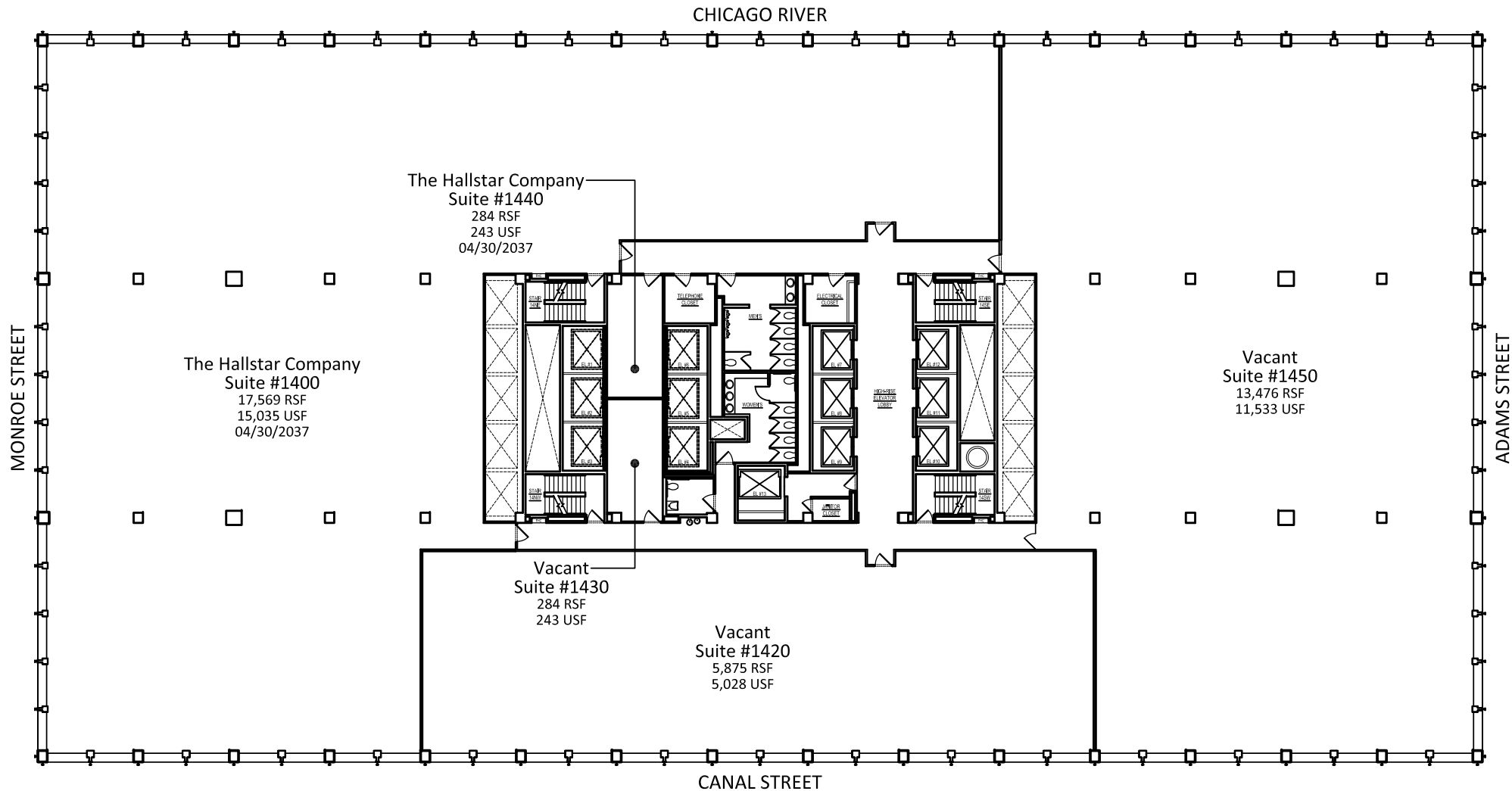
FLOOR 11 TENANT INFORMATION			ANSI/BOMA Z65.1-2024 METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	DIALOGTECH INC.	33,341	1.1256	37,527	37,055	472
FLOOR TOTALS		33,341	1.1256	37,527	37,055	472





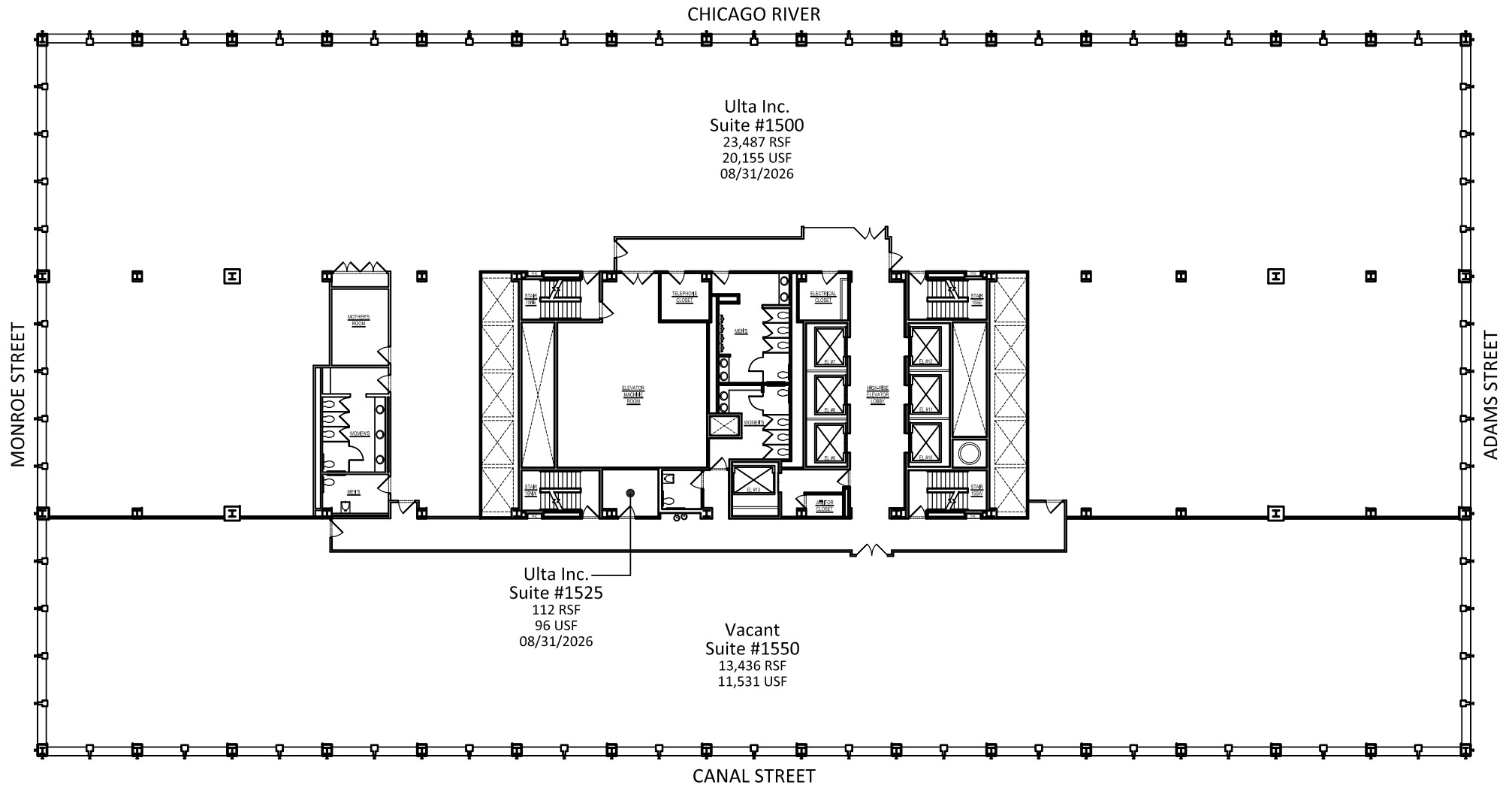
FLOOR 12 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS LLC	33,315	1.1257	37,502	37,031	471
FLOOR TOTALS		33,315	1.1257	37,502	37,031	471





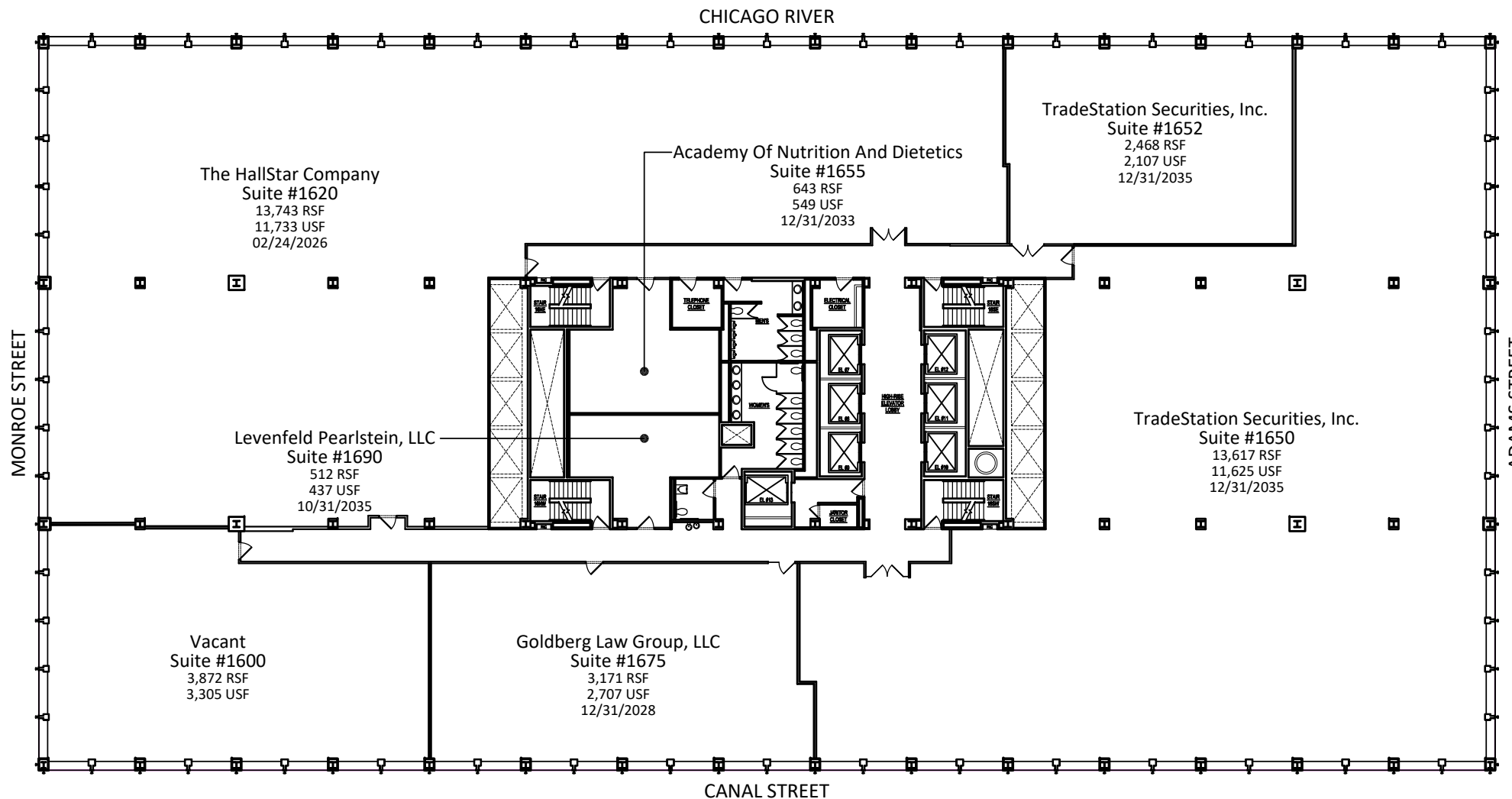
FLOOR 14 TENANT INFORMATION				ANSI/BOMA 265.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400	THE HALLSTAR COMPANY	15,035	1.1685	17,569	17,534	35
1420	VACANT	5,028	1.1685	5,875	0	5,875
1430	VACANT	243	1.1685	284	0	284
1440	THE HALLSTAR COMPANY	243	1.1685	284	284	0
1450	VACANT	11,533	1.1685	13,476	0	13,476
FLOOR TOTALS		32,083	1.1685	37,488	17,818	19,670





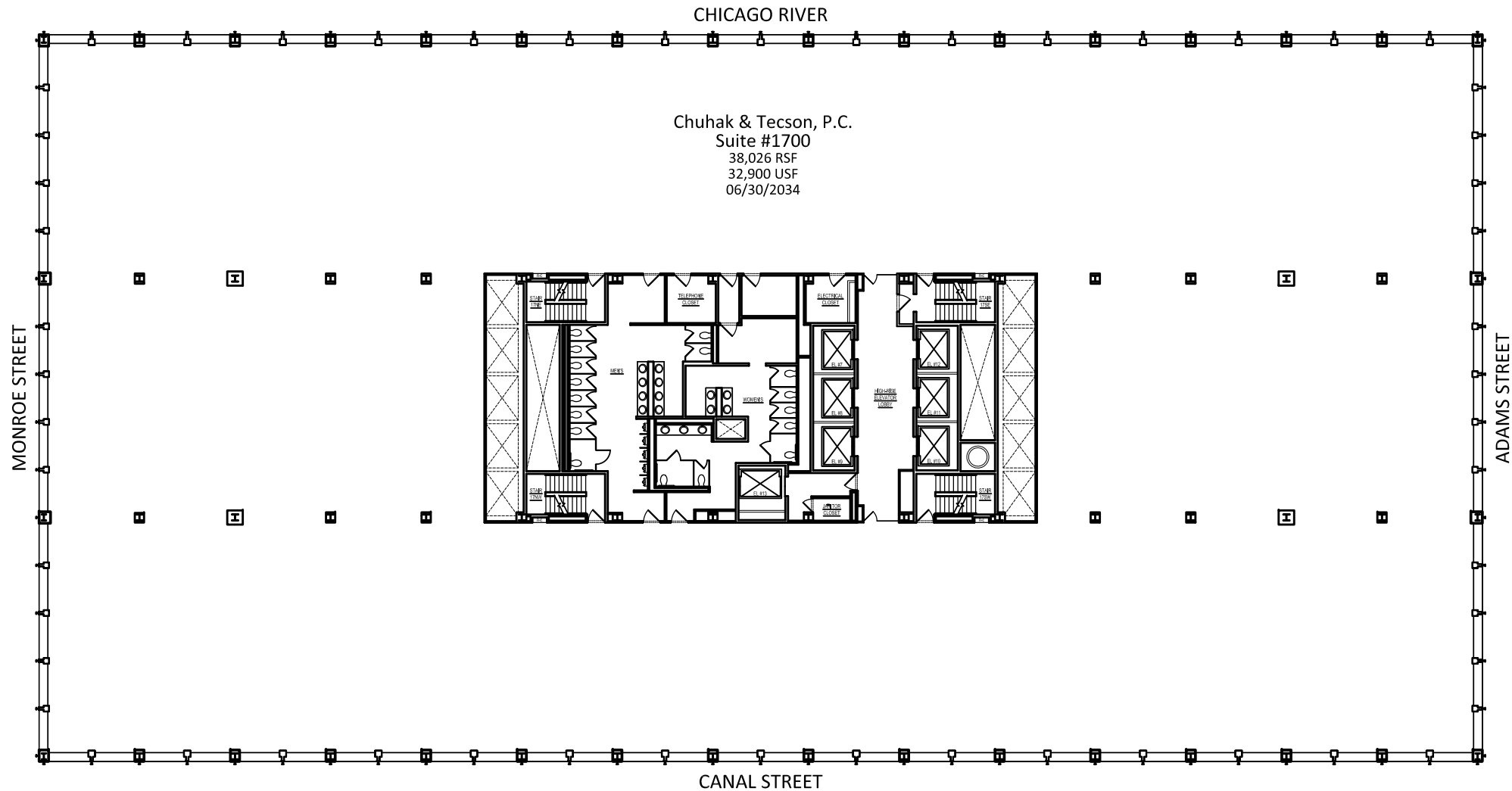
FLOOR 15 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ULTA INC.	20,155	1.1653	23,487	23,131	356
1525	ULTA INC.	96	1.1653	112	115	-3
1550	VACANT	11,531	1.1653	13,436	0	13,436
FLOOR TOTALS		31,782	1.1653	37,035	23,246	13,789





FLOOR 16 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	VACANT	3,305	1.1713	3,872	0	3,872
1620	THE HALLSTAR COMPANY	11,733	1.1713	13,743	13,542	201
1650	TRADESTATION SECURITIES, INC.	11,625	1.1713	13,617	13,659	-42
1652	TRADESTATION SECURITIES, INC.	2,107	1.1713	2,468	2,485	-17
1655	ACADEMY OF NUTRITION AND DIETETICS	549	1.1713	643	621	22
1675	GOLDBERG LAW GROUP, LLC	2,707	1.1713	3,171	3,217	-46
1690	LEVENFELD PEARLSTEIN, LLC	437	1.1713	512	506	6
FLOOR TOTALS		32,464	1.1713	38,026	34,030	3,996

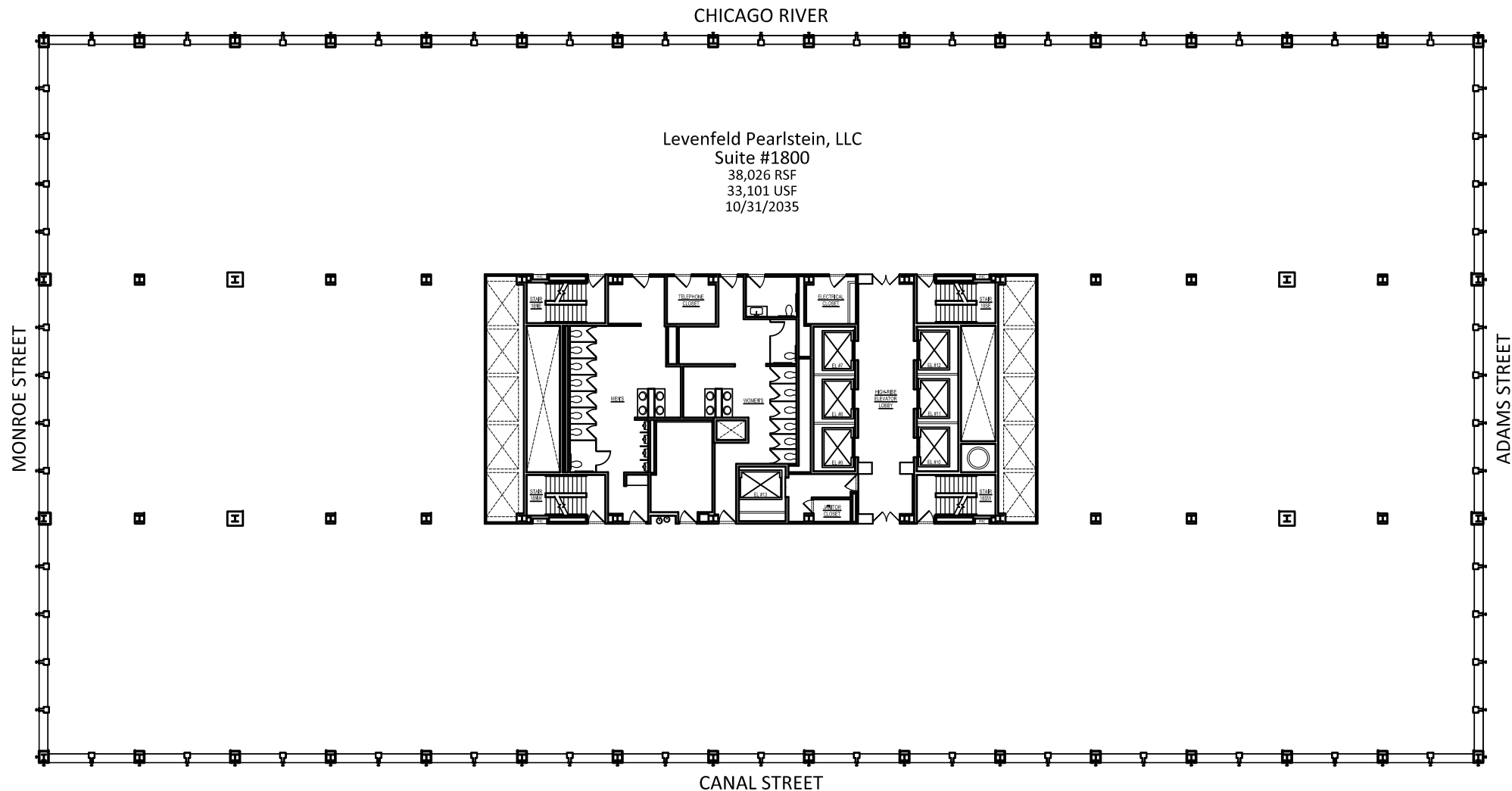




FLOOR 17 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700	CHUHAK & TECSON, P.C.	32,900	1.1558	38,026	37,548	478
FLOOR TOTALS		32,900	1.1558	38,026	37,548	478

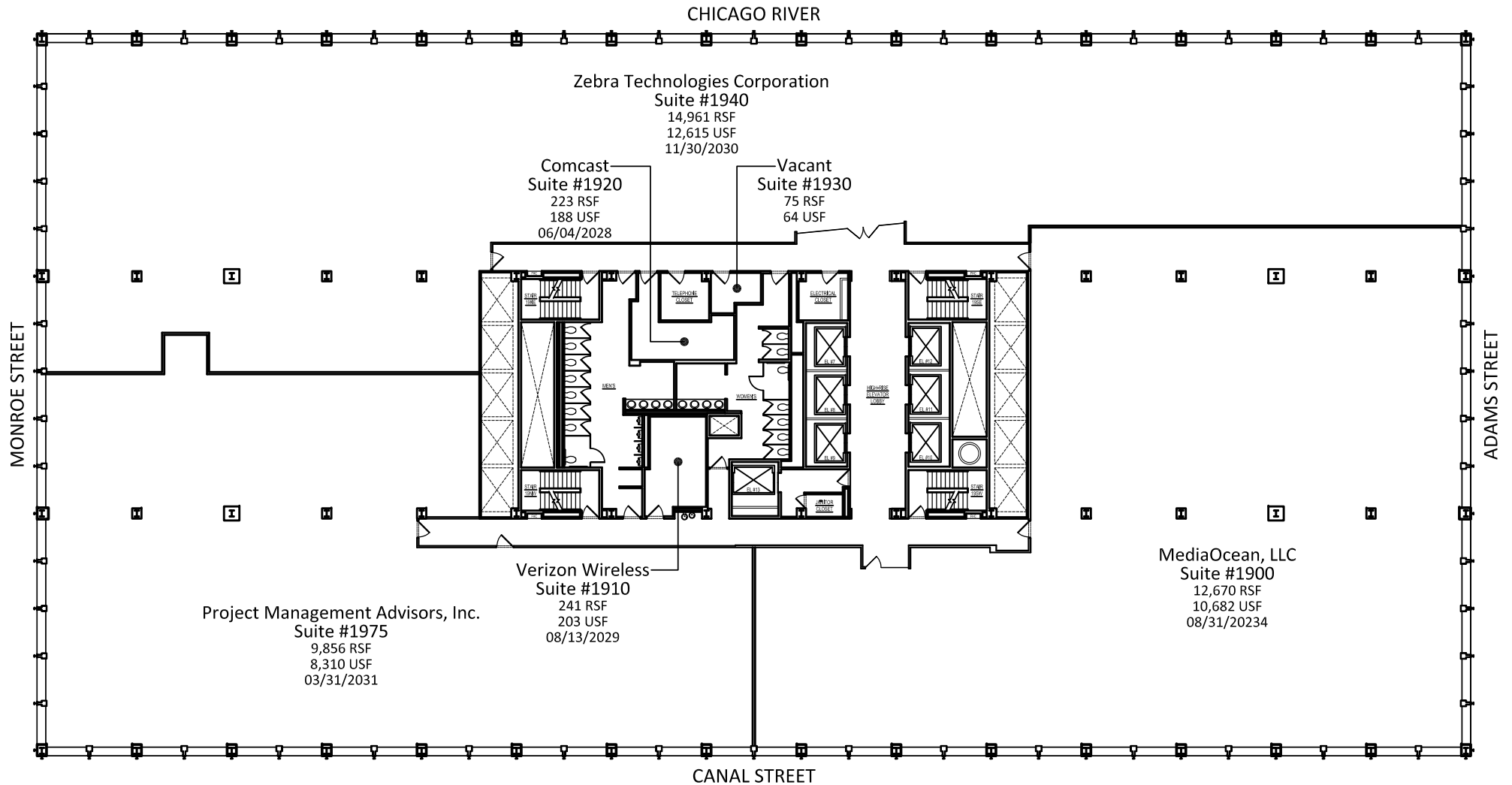


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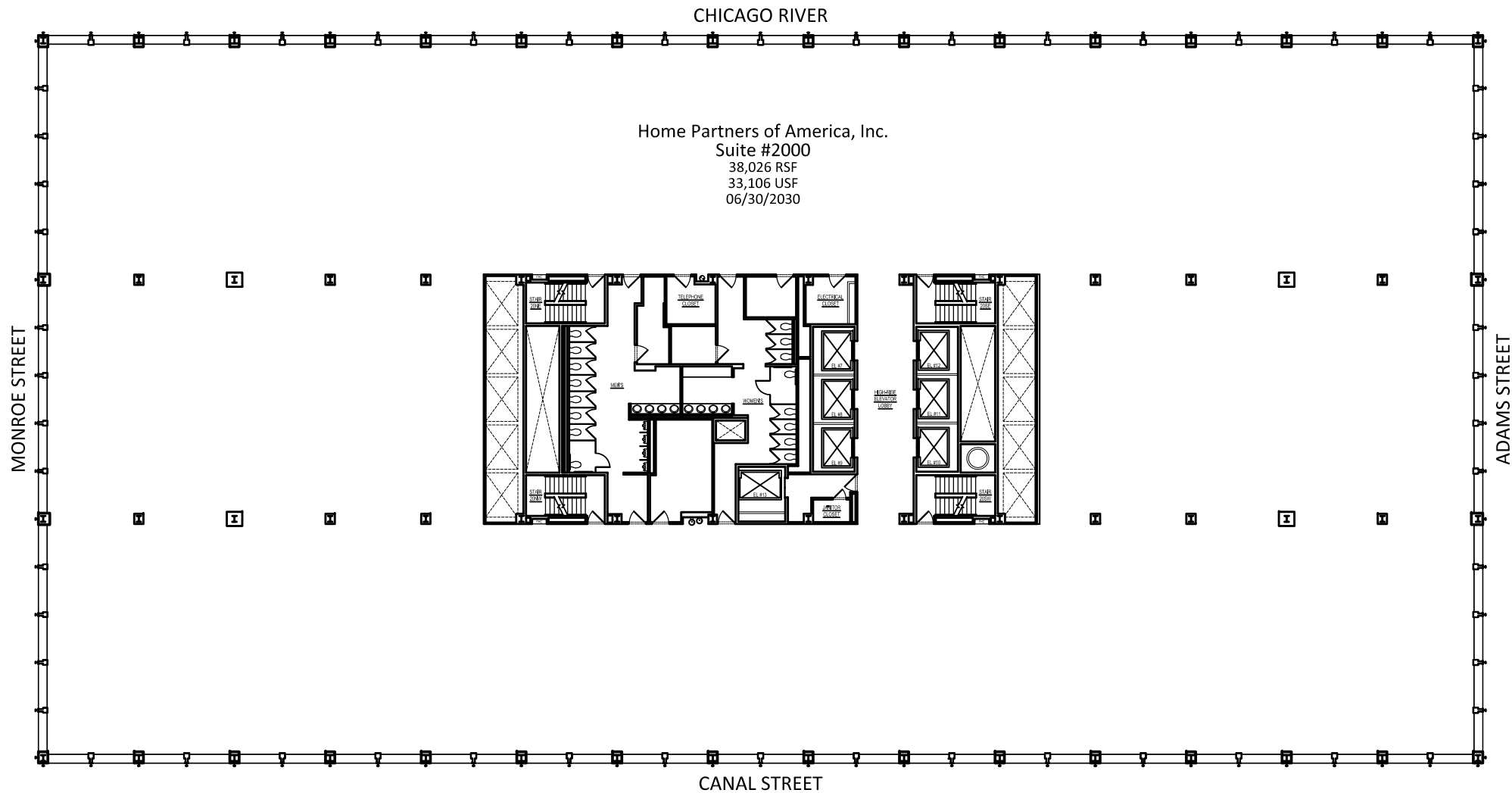
FLOOR 18 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	LEVENFELD PEARLSTEIN, LLC	33,101	1.1488	38,026	37,548	478
FLOOR TOTALS		33,101	1.1488	38,026	37,548	478





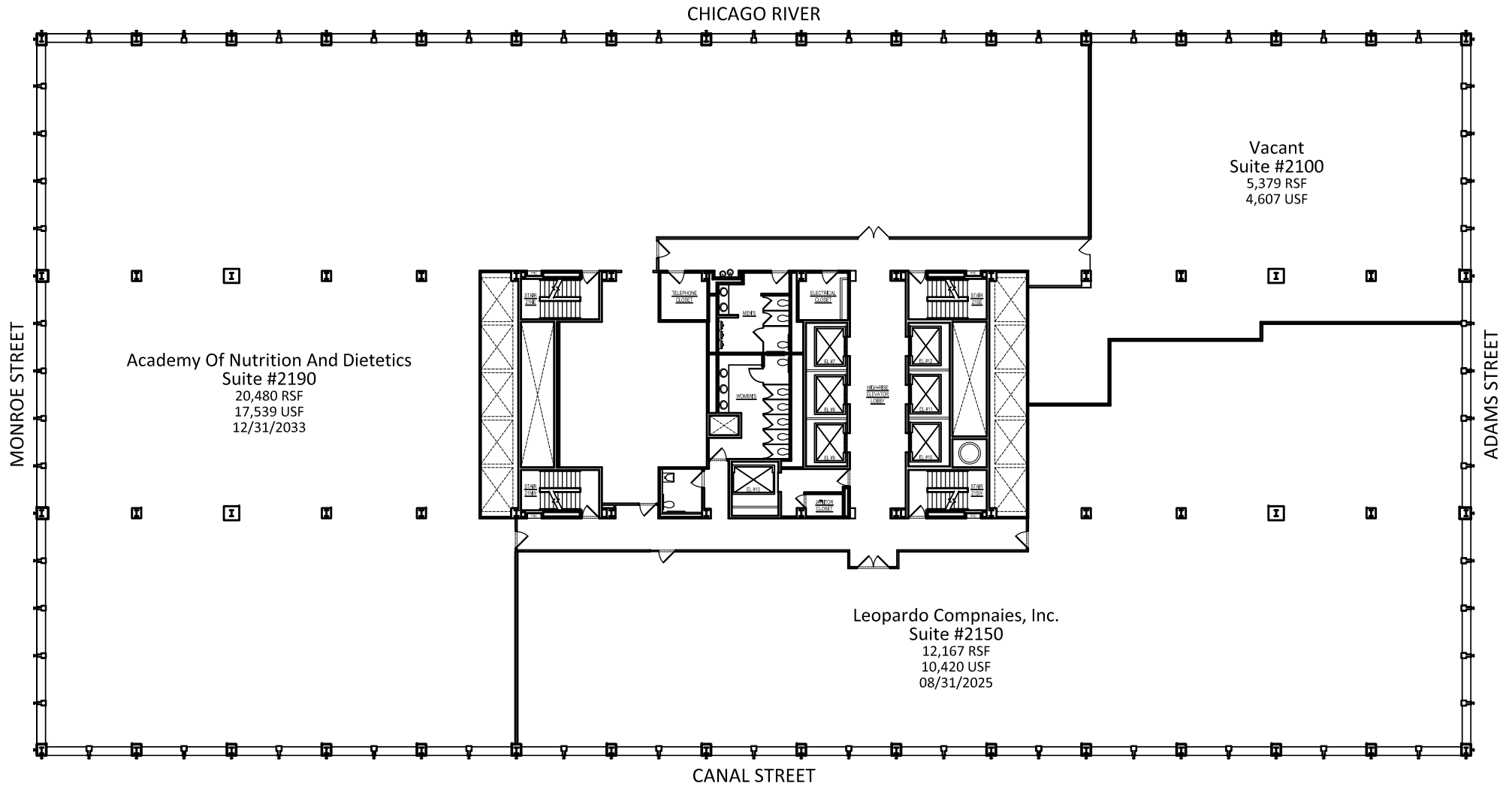
FLOOR 19 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	MEDIAOCEAN, LLC	10,682	1.1861	12,670	12,502	168
1910	VERIZON WIRELESS	203	1.1861	241	238	3
1920	COMCAST	188	1.1861	223	220	3
1930	VACANT	64	1.1861	75	0	75
1940	ZEBRA TECHNOLOGIES CORPORATION	12,614	1.1861	14,961	14,970	-9
1975	PROJECT MANAGEMENT ADVISORS, INC.	8,310	1.1861	9,856	9,733	123
FLOOR TOTALS		32,061	1.1861	38,026	37,663	363





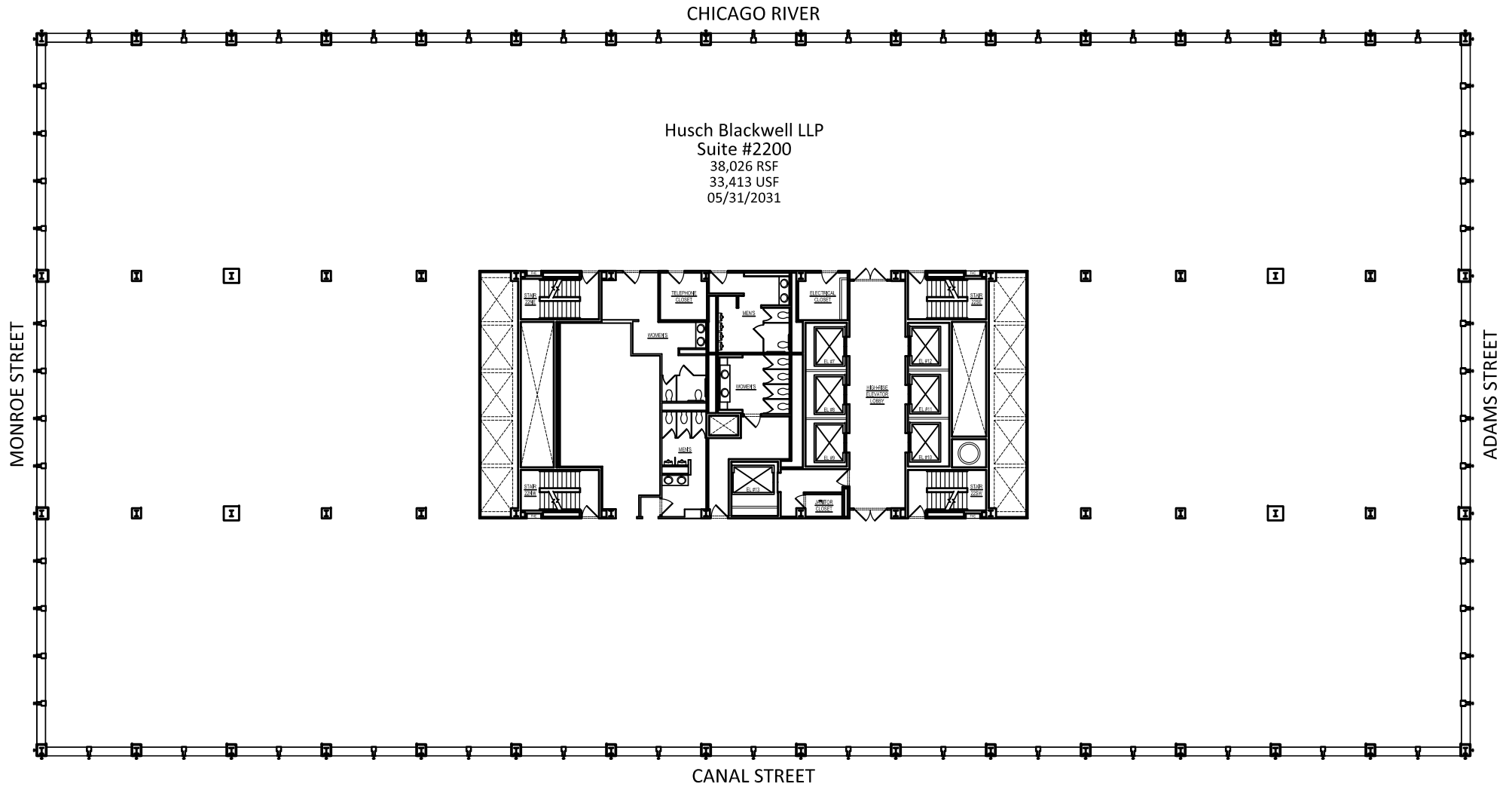
FLOOR 20 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	HOME PARTNERS OF AMERICA, INC.	33,106	1.1486	38,026	37,549	477
FLOOR TOTALS		33,106	1.1486	38,026	37,549	477





FLOOR 21 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2100	VACANT	4,607	1.1677	5,379	0	5,379
2150	LEOPARDO COMPANIES, INC.	10,420	1.1677	12,167	12,016	151
2190	ACADEMY OF NUTRITION AND DIETETICS	17,539	1.1677	20,480	20,361	119
FLOOR TOTALS		32,566	1.1677	38,026	32,377	5,649





FLOOR 22 TENANT INFORMATION				ANSI/BOMA Z65.1-2024 METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2200	HUSCH BLACKWELL LLP	33,413	1.1381	38,026	37,481	545
FLOOR TOTALS		33,413	1.1381	38,026	37,481	545

