

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 01**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
100	VACANT		13,468	15,229		15,229
110	VACANT		3,903	4,413		4,413
112	PROTEIN BAR	08/31/2023	2,478	2,802	2,608	194
115	VACANT		934	1,056		1,056
120	BOSTON BLACKIES	05/31/2026	6,205	7,017	6,512	505
169	BUILDING MANAGEMENT	12/31/2024	625	707	696	11
			27,613	31,224	9,816	21,408

NOTES:

1. SUITE 112: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
2. SUITE 120: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 9-18 MONTHS NOTICE

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 03**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
300	FITNESS CENTER	12/31/2024	6,099	7,537	7,471	66
399	FITNESS CENTER STORAGE	12/31/2024	451	557	291	266
			6,550	8,094	7,762	332

NOTES:

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 04**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VITALITY GROUP INTERNATIONAL, INC.	08/31/2037	24,628	29,009	29,099	-90
425	VACANT		6,659	7,844		7,844
			31,287	36,853	29,099	7,754

NOTES:

1. SUITE 400: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 15-18 MONTHS NOTICE
2. SUITE 400: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON THE 4TH AND/OR 5TH FLOOR OF THE BUILDING
3. SUITE 400: TERMINATION OPTION, EFFECTIVE 08/31/2032 WITH NOTICE ON OR BEFORE 05/31/2031

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FLOOR 05

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	VACANT		33,153	36,853		36,853
			33,153	36,853		36,853

NOTES:

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 06**

<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>
600	VACANT		33,153	36,853		36,853
			33,153	36,853		36,853

NOTES:

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 07**

<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>
700	VACANT		33,153	36,853		36,853
			33,153	36,853		36,853

NOTES:

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 08**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	VACANT		32,630	36,853		36,853
			32,630	36,853		36,853

NOTES:

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FLOOR 09

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
900	VACANT		32,732	36,853		36,853
			32,732	36,853		36,853

NOTES:

FLOOR INVENTORY REPORT**120 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	VACANT		33,153	36,853		36,853
			33,153	36,853		36,853

NOTES:

FLOOR INVENTORY REPORT**120 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	DIALOGTECH INC.	12/31/2030	33,341	37,055	37,055	
			33,341	37,055	37,055	

NOTES:

1. SUITE 1100: RENEWAL OPTION, ONE 5-YEAR RENEWAL WITH 12-18 MONTHS NOTICE
2. SUITE 1100: RIGHT OF FIRST OFFER OPTION, ANY AVAILABLE SPACE ON THE 10TH FLOOR OF THE BUILDING
3. SUITE 1100: TERMINATION OPTION, EFFECTIVE 12/31/2026 WITH 12 MONTHS NOTICE

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 12**

<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>
1200	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS	09/30/2029	33,315	37,031	37,031	
			33,315	37,031	37,031	

NOTES:

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 14**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400	MCGRW-HILL GLOBAL EDUCATION HOLDINGS	09/30/2029	19,173	22,100	22,100	
1400	MCGRW-HILL GLOBAL EDUCATION HOLDINGS	09/30/2029	488	562	562	
1400	VACANT		5,064	5,837		5,837
1430	TENANT LOUNGE	12/31/2024	3,436	3,961	3,969	-8
1450	CONFERENCE ROOM	12/31/2024	3,954	4,558	4,500	58
			32,115	37,018	31,131	5,887

NOTES:

1. ULTA INC.: RIGHT OF FIRST REFUSAL OPTION, ENTIRETY OF THE 14TH FLOOR
2. ULTA INC.: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 14TH FLOOR

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 15**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ULTA INC.	08/31/2026	20,103	23,145	23,131	14
1525	ULTA INC.	03/31/2024	96	111	115	-4
1550	VACANT		11,564	13,314		13,314
			31,763	36,570	23,246	13,324

NOTES:

1. SUITE 1500: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
4. SUITE 1500.: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 15TH FLOOR

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 16**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	VACANT		3,371	3,902		3,902
1620	THE HALLSTAR COMPANY	12/31/2026	11,648	13,483	13,542	-59
1650	TRADESTATION SECURITIES, INC.	02/28/2027	11,575	13,398	13,659	-261
1652	TRADESTATION SECURITIES, INC.	02/28/2027	2,147	2,485	2,485	
1655	ACADEMY OF NUTRITION AND DIETETICS	12/31/2033	549	635	621	14
1675	GOLDBERG LAW GROUP, LLC	12/31/2028	2,712	3,139	3,217	-78
1690	LEVENFELD PEARLSTEIN, LLC	09/30/2035	437	506	506	
			32,439	37,548	34,030	3,518

NOTES:

1. SUITE 1620: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
2. SUITE 1650: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 9-12 MONTHS NOTICE
3. SUITE 1650: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON THE 16TH FLOOR
4. ULTA INC.: RIGHT OF FIRST REFUSAL OPTION, ENTIRETY OF THE 16TH FLOOR
5. ULTA INC.: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE ON THE 16TH FLOOR

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 17**

<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>
1700	CHUHAK & TECSON, P.C.	06/30/2034	32,900	37,548	37,548	
			32,900	37,548	37,548	

NOTES:

1. SUITE 1700: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
2. SUITE 1700: RIGHT OF FIRST OFFER OPTION, ANY VACANT SPACE ON THE 16TH OR 18TH FLOOR OF THE BUILDING
3. SUITE 1700: TERMINATION OPTION, EFFECTIVE ON 06/30/2030 WITH NO LESS THAN 12 MONTHS NOTICE

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 18**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	LEVENFELD PEARLSTEIN, LLC	09/30/2035	33,101	37,548	37,548	
			33,101	37,548	37,548	

NOTES:

1. SUITE 1800: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS W/ 12-18 MONTHS NOTICE
2. SUITE 1800: TERMINATION OPTION, EFFECTIVE ON 03/31/2032 W/ NOTICE ON OR BEFORE 03/31/2031
3. SUITE 1800: RIGHT OF FIRST OFFER OPTION, ANY SPACE OF LESS THAN 10,000 RSF LOCATED ON EITHER THE 17TH OR 19TH FLOOR OF THE BUILDING
4. SUITE 1800: RIGHT OF FIRST REFUSAL OPTION, ALL OR ANY PORTION OF THE 19TH FLOOR OF THE BUILDING
5. SUITE 1800: EXPANSION OPTION #1, EFFECTIVE 11/01/2025 W/ NOTICE ON OR BEFORE 11/01/2024, ANY CONTIGUOUS SPACE THAT CONTAINS 2,000 - 4,000 RSF AND IS SERVED BY HIGH-RISE ELEVATOR THAT SERVES 18TH FLOOR, SIZE, CONFIGURATION AND LOCATION DETERMINED BY LANDLORD
6. SUITE 1800: EXPANSION OPTION #2, EFFECTIVE BETWEEN 10/01/2029 AND 04/01/2030 W/ NOTICE ON OR BEFORE 10/01/2028, ANY CONTIGUOUS SPACE THAT CONTAINS 2,000 - 4,000 RSF LOCATED ON THE HIGHEST FLOOR AVAILABLE AND IS SERVED BY HIGH-RISE ELEVATOR THAT SERVES 18TH FLOOR
7. SUITE 1800: CONTRACTION OPTION #1, EFFECTIVE 03/31/2030 W/ NOTICE ON OR BEFORE 03/31/2029, A CONTIGUOUS PORTION OF THE PREMISES ON THE 18TH FLOOR OF THE BUILDING THAT IS NOT LESS THAN 2,000 RSF AND NOT MORE THAN 5,000 RSF
8. SUITE 1800: CONTRACTION OPTION #2, EFFECTIVE 03/31/2032 W/ NOTICE ON OR BEFORE 03/31/2031, A CONTIGUOUS PORTION OF THE PREMISES ON THE 18TH FLOOR OF THE BUILDING THAT IS NOT LESS THAN 2,000 RSF AND NOT MORE THAN 5,000 RSF

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 19**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	MEDIAOCEAN, LLC	02/28/2027	21,496	25,197	25,090	107
1910	VERIZON WIRELESS	08/13/2024	203	238	238	
1920	COMCAST	06/4/2023	188	220	220	
1930	VACANT		64	75		75
1950	VACANT		1,780	2,086		2,086
1975	PROJECT MANAGEMENT ADVISORS, INC.	03/31/2025	8,303	9,733	9,733	
			32,034	37,549	35,281	2,268

NOTES:

1. SUITE 1900: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
2. SUITE 1900: RIGHT OF FIRST REFUSAL OPTION, ANY LEASABLE SPACE ON 19TH FLOOR

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 20**

<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>
2000	HOME PARTNERS OF AMERICA, INC.	06/30/2030	33,106	37,549	37,549	
			33,106	37,549	37,549	

NOTES:

1. SUITE 2000: EXTENSION OPTION, TWO 5-YEAR EXTENSIONS WITH 12-18 MONTHS NOTICE
2. SUITE 2000: TERMINATION OPTION, A ONE-TIME TERMINATION OPTION ON 06/30/2026
3. SUITE 2000: EXPANSION OPTION, SUITE 2150 CONTAINING 9,990 RSF WITH NOTICE ON OR BEFORE 11/01/2023
4. SUITE 2000: RIGHT OF FIRST REFUSAL OPTION, ALL OR ANY PORTION OF THE 17TH FLOOR OF THE BUILDING
5. SUITE 2000: RIGHT OF FIRST OFFER OPTION, ANY AVAILABLE SPACE ON THE 18TH, 19TH AND 21ST FLOOR OF THE BUILDING

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 21**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2100	P & M CORPORATE FINANCE	02/28/2025	4,593	5,300	5,169	131
2150	VACANT		10,413	12,016		12,016
2190	ACADEMY OF NUTRITION AND DIETETICS	12/31/2033	17,535	20,233	20,361	-128
			32,541	37,549	25,530	12,019

NOTES:

1. SUITE 2190: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-15 MONTHS NOTICE
2. SUITE 2190: RIGHT OF FIRST OFFER OPTION, ANY SPACE CONTIGUOUS TO THE PREMISES ON THE 21ST FLOOR

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 22**

<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>
2200	HUSCH BLACKWELL LLP	05/31/2031	33,413	37,549	37,481	68
			33,413	37,549	37,481	68

NOTES: