

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		9,887	11,651		11,651
110	STARBUCKS	02/28/2035	1,343	1,582	1,270	312
120	JUST SALAD	11/30/2036	2,109	2,486	1,934	552
140	TENANT LOUNGE	MTM	2,003	2,360	2,360	
150	CONFERENCE CENTER	MTM	6,459	7,611	7,611	
			21,801	25,690	13,175	12,515

NOTES:

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FLOOR 03

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
300	FITNESS CENTER	MTM	6,221	7,655	7,655	
			6,221	7,655	7,655	

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	24,699	29,455	29,099	356
425	VACANT		6,597	7,867		7,867
			31,296	37,322	29,099	8,223

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

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 05**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	PINTEREST, INC.	06/30/2035	20,156	24,029	23,737	292
525	VACANT		11,152	13,294		13,294
			31,308	37,323	23,737	13,586

NOTES:

1. SUITE 500: RENEWAL OPTION, TWO 5-YEAR RENEWAL WITH 12-18 MONTHS NOTICE
2. SUITE 500: RIGHT OF FIRST REFUSAL OPTION, BALANCE OF LEASABLE SPACE ON THE 5TH FLOOR OF THE BUILDING
3. SUITE 500: RIGHT OF FIRST REFUSAL OPTION, IF 5TH FLOOR CURRENTLY FULLY LEASED BY TENANT, ROFR APPLIES TO ANY LEASABLE SPACE ON 6TH FLOOR
4. SUITE 500: RIGHT OF FIRST OFFER OPTION, ANY AVAILABLE LEASABLE SPACE ON THE 5TH OR 6TH FLOOR OF THE BUILDING
5. SUITE 500: TERMINATION OPTION, EFFECTIVE 01/31/2029, 01/31/2030 OR 1/31/2032 WITH 12 MONTHS NOTICE

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

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	RAYMOND JAMES & ASSOCIATES, INC.	03/31/2034	18,144	21,610	21,343	267
650	VACANT		13,192	15,713		15,713
			31,336	37,323	21,343	15,980

NOTES:

1. SUITE 600: SHORT TERM EXTENSION OPTION, OPTION TO EXTEND INITIAL LEASE TERM FOR A PERIOD OF 6 MONTHS W/ NOTICE ON OR BEFORE 04/30/2033
2. SUITE 600: EXTENSION OPTION, ONE 5-YEAR EXTENSION OPTION W/ 12-18 MONTHS NOTICE
3. SUITE 600: TERMINATION OPTION, OPTION TO TERMINATE LEASE EFFECTIVE 06/30/2032 W/ NOTICE ON OR BEFORE 06/30/2031
4. SUITE 600: CONTRACTION OPTION, OPTION TO REDUCE THE SQUARE FOOTAGE OF THE PREMISES BY UP TO ONE FLOOR OF THE PREMISES EFFECTIVE 06/30/2032 W/ NOTICE ON OR BEFORE 06/30/2031.
5. SUITE 600: RIGHT OF FIRST REFUSAL OPTION, OPTION TO LEASE ANY REMAINING AVAILABLE SPACE ON 6TH FLOOR AND ANY AVAILABLE SPACE ON 8TH FLOOR OF THE BUILDING. IF TENANT LEASES ENTIRE 6TH FLOOR, TENANT HAS RIGHT OF FIRST REFUSAL TO ANY AVAILABLE SPACE ON 5TH FLOOR.

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

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	RAYMOND JAMES & ASSOCIATES, INC.	03/31/2034	32,630	37,323	36,853	470
			32,630	37,323	36,853	470

NOTES:

1. SUITE 700: SHORT TERM EXTENSION OPTION, OPTION TO EXTEND INITIAL LEASE TERM FOR A PERIOD OF 6 MONTHS W/ NOTICE ON OR BEFORE 04/30/2033
2. SUITE 700: EXTENSION OPTION, ONE 5-YEAR EXTENSION OPTION W/ 12-18 MONTHS NOTICE
3. SUITE 700: TERMINATION OPTION, OPTION TO TERMINATE LEASE EFFECTIVE 06/30/2032 W/ NOTICE ON OR BEFORE 06/30/2031
4. SUITE 700: CONTRACTION OPTION, OPTION TO REDUCE THE SQUARE FOOTAGE OF THE PREMISES BY UP TO ONE FLOOR OF THE PREMISES EFFECTIVE 06/30/2032 W/ NOTICE ON OR BEFORE 06/30/2031.
5. SUITE 700: RIGHT OF FIRST REFUSAL OPTION, OPTION TO LEASE ANY REMAINING AVAILABLE SPACE ON 6TH FLOOR AND ANY AVAILABLE SPACE ON 8TH FLOOR OF THE BUILDING. IF TENANT LEASES ENTIRE 6TH FLOOR, TENANT HAS RIGHT OF FIRST REFUSAL TO ANY AVAILABLE SPACE ON 5TH FLOOR.

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FLOOR 08						
SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	VACANT		32,630	37,323		37,323
			32,630	37,323		37,323

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	37,323		37,323
			32,732	37,323		37,323

NOTES:

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FLOOR 10

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	VACANT		33,153	37,323		37,323
			33,153	37,323		37,323

NOTES:

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FLOOR 11

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	DIALOGTECH INC.	12/31/2030	33,341	37,527	37,055	472
			33,341	37,527	37,055	472

- 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

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FLOOR 12						
SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS	09/30/2029	33,315	37,502	37,031	471
			33,315	37,502	37,031	471

NOTES:

FLOOR 14

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400	THE HALLSTAR COMPANY	04/30/2037	15,035	17,569	17,534	35
1420	VACANT		5,028	5,875		5,875
1430	VACANT		243	284		284
1440	THE HALLSTAR COMPANY	04/30/2037	243	284	284	
1450	VACANT		11,533	13,476		13,476
			32,082	37,488	17,818	19,670

NOTES:

1. SUITE 1400: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
2. SUITE 1400: RIGHT OF FIRST OFFER OPTION, ANY LEASABLE SPACE LESS THAN 10,000 RSF CONTIGUOUS TO THE PREMISES ON THE 14TH FLOOR
3. SUITE 1400: TERMINATION/CONTRACTION OPTION, TENANT SHALL HAVE THE RIGHT TO TERMINATE LEASE OR CONTRACT A PORTION OF THE PREMISES EFFECTIVE 03/31/2034. CONTRATED PORTION OF PREMISES SHALL BE NO MORE THE 8,000 RSF. NOTICE NOT LATER THAN 03/31/2033.

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	20,155	23,487	23,131	356
1525	ULTA INC.	08/31/2026	96	112	115	-3
1550	VACANT		11,531	13,436		13,436
			31,782	37,035	23,246	13,789

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		3,305	3,872		3,872
1620	THE HALLSTAR COMPANY	02/24/2026	11,733	13,743	13,542	201
1650	TRADESTATION SECURITIES, INC.	02/28/2027	11,625	13,617	13,659	-42
1652	TRADESTATION SECURITIES, INC.	02/28/2027	2,107	2,468	2,485	-17
1655	ACADEMY OF NUTRITION AND DIETETICS	12/31/2033	549	643	621	22
1675	GOLDBERG LAW GROUP, LLC	12/31/2028	2,707	3,171	3,217	-46
1690	LEVENFELD PEARLSTEIN, LLC	10/31/2035	437	512	506	6
			32,463	38,026	34,030	3,996

NOTES:

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

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FLOOR 17

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700	CHUHAK & TECSON, P.C.	06/30/2034	32,900	38,026	37,548	478
			32,900	38,026	37,548	478

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	10/31/2035	33,101	38,026	37,548	478
			33,101	38,026	37,548	478

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	08/31/2034	10,682	12,670	12,502	168
1910	VERIZON WIRELESS	08/13/2029	203	241	238	3
1920	COMCAST	06/4/2028	188	223	220	3
1930	VACANT		64	75		75
1940	ZEBRA TECHNOLOGIES CORPORATION	11/30/2030	12,615	14,961	14,970	-9
1975	PROJECT MANAGEMENT ADVISORS, INC.	03/31/2031	8,310	9,856	9,733	123
			32,062	38,026	37,663	363

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
3. SUITE 1975: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 15-18 MONTHS NOTICE

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FLOOR 20

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	HOME PARTNERS OF AMERICA, INC.	06/30/2030	33,106	38,026	37,549	477
			33,106	38,026	37,549	477

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**

<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>
2100	VACANT		4,607	5,379		5,379
2150	LEOPARDO COMPANIES, INC.	08/31/2025	10,420	12,167	12,016	151
2190	ACADEMY OF NUTRITION AND DIETETICS	12/31/2033	17,539	20,480	20,361	119
			32,566	38,026	32,377	5,649

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

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FLOOR 22

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2200	HUSCH BLACKWELL LLP	05/31/2031	33,413	38,026	37,481	545
			33,413	38,026	37,481	545

NOTES: