

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	PRET A MANGER	05/31/2023	3,903	4,413	3,317	1,096
112	PROTEIN BAR	08/31/2023	2,478	2,802	2,608	194
115	RIVERSIDE NEWSSTAND	09/30/2030	934	1,056	660	396
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	13,793	17,431

NOTES:

1. SUITE 110: RENEWAL OPTION, TWO 5-YEAR RENEWAL OPTIONS WITH 12-18 MONTHS NOTICE
2. SUITE 112: RENEWAL OPTION, 5-YEAR RENEWAL OPTION WITH 12-18 MONTHS NOTICE
3. 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**

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

NOTES:

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

<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>
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**

<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>
800	VACANT		32,733	36,853		36,853
			32,733	36,853		36,853

NOTES:

FLOOR INVENTORY REPORT**120 S. RIVERSIDE****FLOOR 09**

<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>
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.	03/31/2024	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	VACANT		437	506		506
			32,439	37,548	33,524	4,024

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	VACANT		32,900	37,548		37,548
			32,900	37,548		37,548

NOTES:

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

<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>
1800	VACANT		33,101	37,548		37,548
			33,101	37,548		37,548

NOTES:

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	PROJECT MANAGEMENT ADVISORS, INC.	03/31/2025	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	35,356	2,193

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**

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	37,549	37,481	68
			33,413	37,549	37,481	68

NOTES: