

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

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

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
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		32,630	36,853		36,853
			32,630	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.	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	10/31/2035	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	10/31/2035	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	LEOPARDO COMPANIES, INC.	08/31/2025	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	37,546	3

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: