

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		11,757	13,295		13,295
110	STARBUCKS	02/28/2026	1,123	1,270	1,270	
111	VACANT		2,779	3,143		3,143
112	VACANT		2,478	2,802		2,802
115	VACANT		934	1,056		1,056
120	JUST SALAD	09/30/2036	1,710	1,934	1,934	
125	VACANT		6,205	7,017		7,017
169	BUILDING MANAGEMENT	12/31/2024	625	707	696	11
			27,611	31,224	3,900	27,324

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	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**

SUITE NUMBER	TENANT NAME	LEASE END DATE	USABLE AREA	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	PINTEREST, INC.	06/30/2035	20,161	23,737	23,737	
525	VACANT		11,139	13,116		13,116
			31,300	36,853	23,737	13,116

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	21,343	21,343	
650	VACANT		13,185	15,510		15,510
			<u>31,329</u>	<u>36,853</u>	<u>21,343</u>	<u>15,510</u>

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**

<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	RAYMOND JAMES & ASSOCIATES, INC.	03/31/2034	32,630	36,853	36,853	
			32,630	36,853	36,853	

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	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:

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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	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

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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	37,031	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	VACANT		19,173	22,100		22,100
1400	VACANT		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	8,469	28,549

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.	08/31/2026	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

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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	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	08/31/2034	10,665	12,502	12,502	
1910	VERIZON WIRELESS	08/13/2029	203	238	238	
1920	COMCAST	06/4/2028	188	220	220	
1930	VACANT		64	74		74
1940	VACANT		12,610	14,782		14,782
1975	PROJECT MANAGEMENT ADVISORS, INC.	03/31/2031	8,303	9,733	9,733	
			32,033	37,549	22,693	14,856

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

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

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: