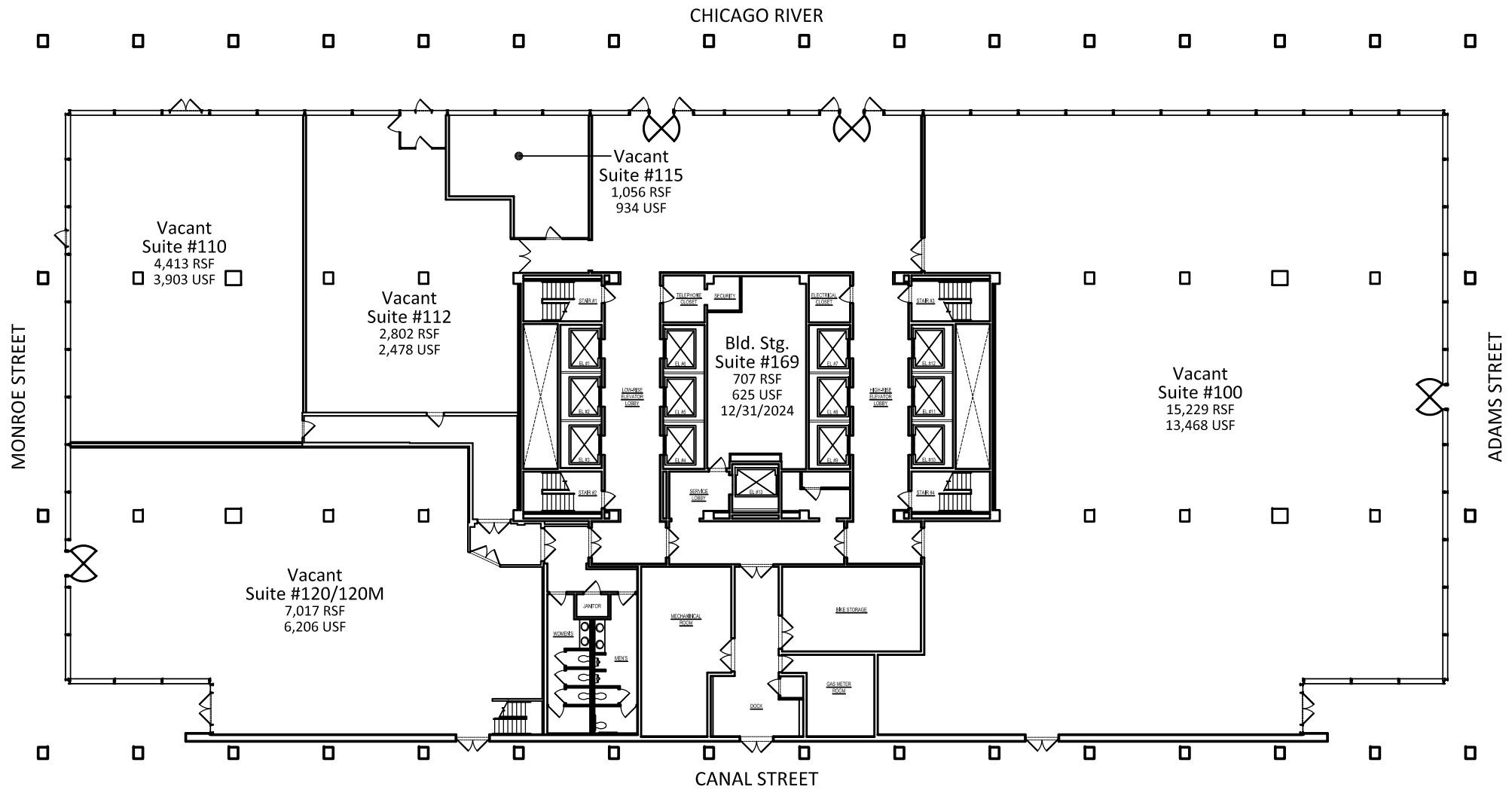


120 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606**BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0766**

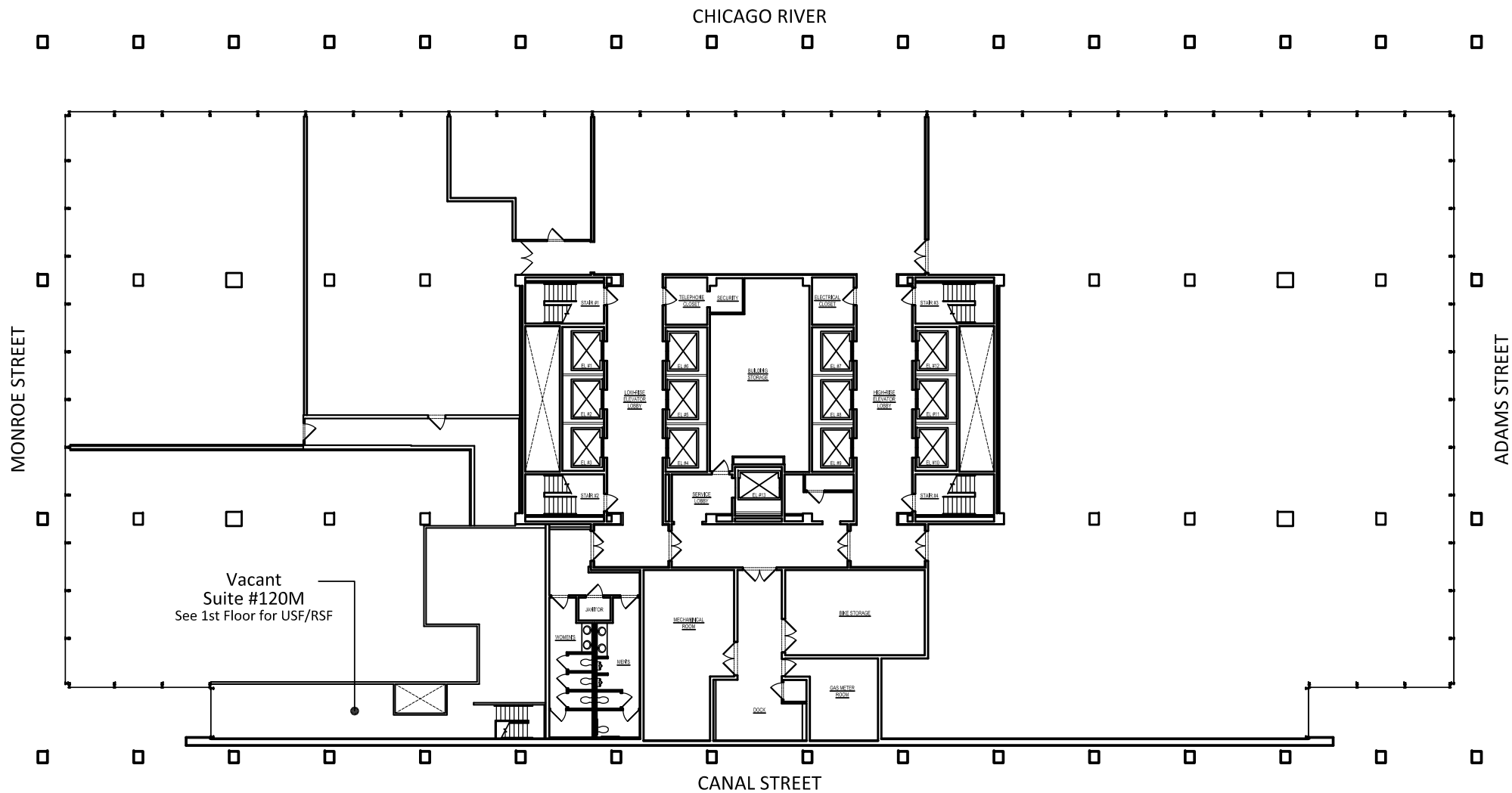
FLOOR NUMBER	% LEASED	MEASURED USF	CURRENT RSF	FUTURE RSF	FUTURE RSF NET GAIN/LOSS	CURRENT VACANT RSF	LOAD FACTOR	LOSS FACTOR
01	2.23%	27,613	696	31,224	11	30,517	1.1308	11.56%
03	95.90%	6,549	7,762	8,094	332	0	1.2359	19.09%
04	78.96%	33,153	29,099	36,853	(90)	7,844	1.1779	10.04%
05	0.00%	33,153	0	36,853	0	36,853	1.1116	10.04%
06	0.00%	33,153	0	36,853	0	36,853	1.1116	10.04%
07	0.00%	33,153	0	36,853	0	36,853	1.1116	10.04%
08	0.00%	32,733	0	36,853	0	36,853	1.1259	11.18%
09	0.00%	32,732	0	36,853	0	36,853	1.1259	11.18%
10	0.00%	33,153	0	36,853	0	36,853	1.1116	10.04%
11	100.00%	33,341	37,055	37,055	0	0	1.1114	10.02%
12	100.00%	33,315	37,031	37,031	0	0	1.1115	10.03%
14	84.10%	32,115	31,131	37,018	50	5,837	1.1526	13.24%
15	63.57%	31,762	23,246	36,570	10	13,314	1.1514	13.15%
16	90.63%	32,439	34,030	37,548	(384)	3,902	1.1575	13.61%
17	100.00%	32,900	37,548	37,548	0	0	1.1413	12.38%
18	100.00%	33,101	37,548	37,548	0	0	1.1344	11.84%
19	93.96%	32,033	35,281	37,549	107	2,161	1.1722	14.69%
20	100.00%	33,106	37,549	37,549	0	0	1.1342	11.83%
21	99.99%	32,541	37,546	37,549	3	0	1.1539	13.34%
22	99.82%	33,413	37,481	37,549	68	0	1.1238	11.01%
TOTALS	59.76%	625,458	423,003	707,803	107	284,693		

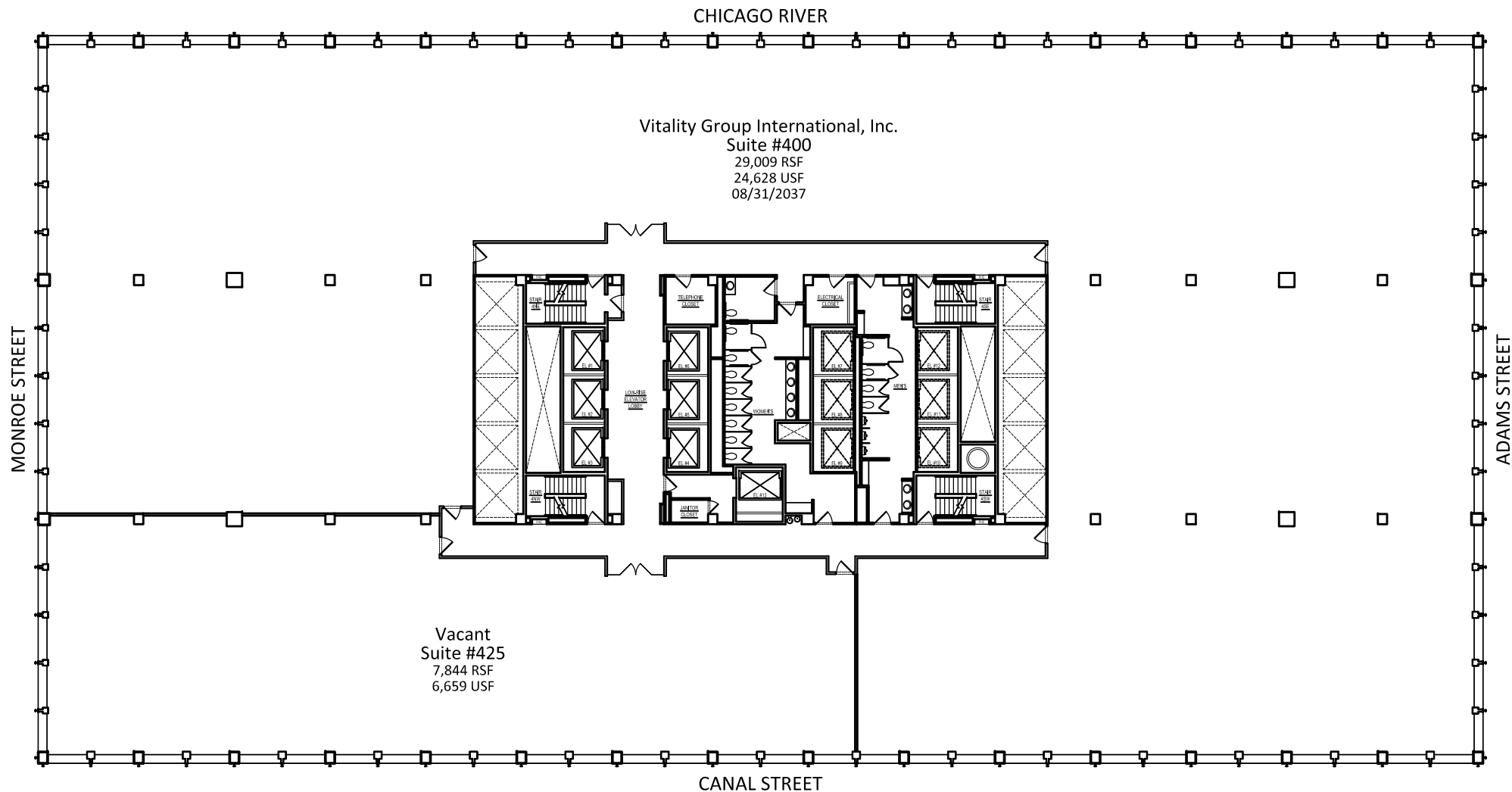
Main Lobby = 1,900 SF
Elevator Lobbies = 951 SF



FLOOR 01 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
100	VACANT	13,468	1.1308	15,229	0	15,229
110	VACANT	3,903	1.1308	4,413	0	4,413
112	VACANT	2,478	1.1308	2,802	0	2,802
115	VACANT	934	1.1308	1,056	0	1,056
120	VACANT	6,205	1.1308	7,017	0	7,017
169	BUILDING MANAGEMENT	625	1.1308	707	696	11
FLOOR TOTALS		27,613	1.1308	31,224	696	30,528

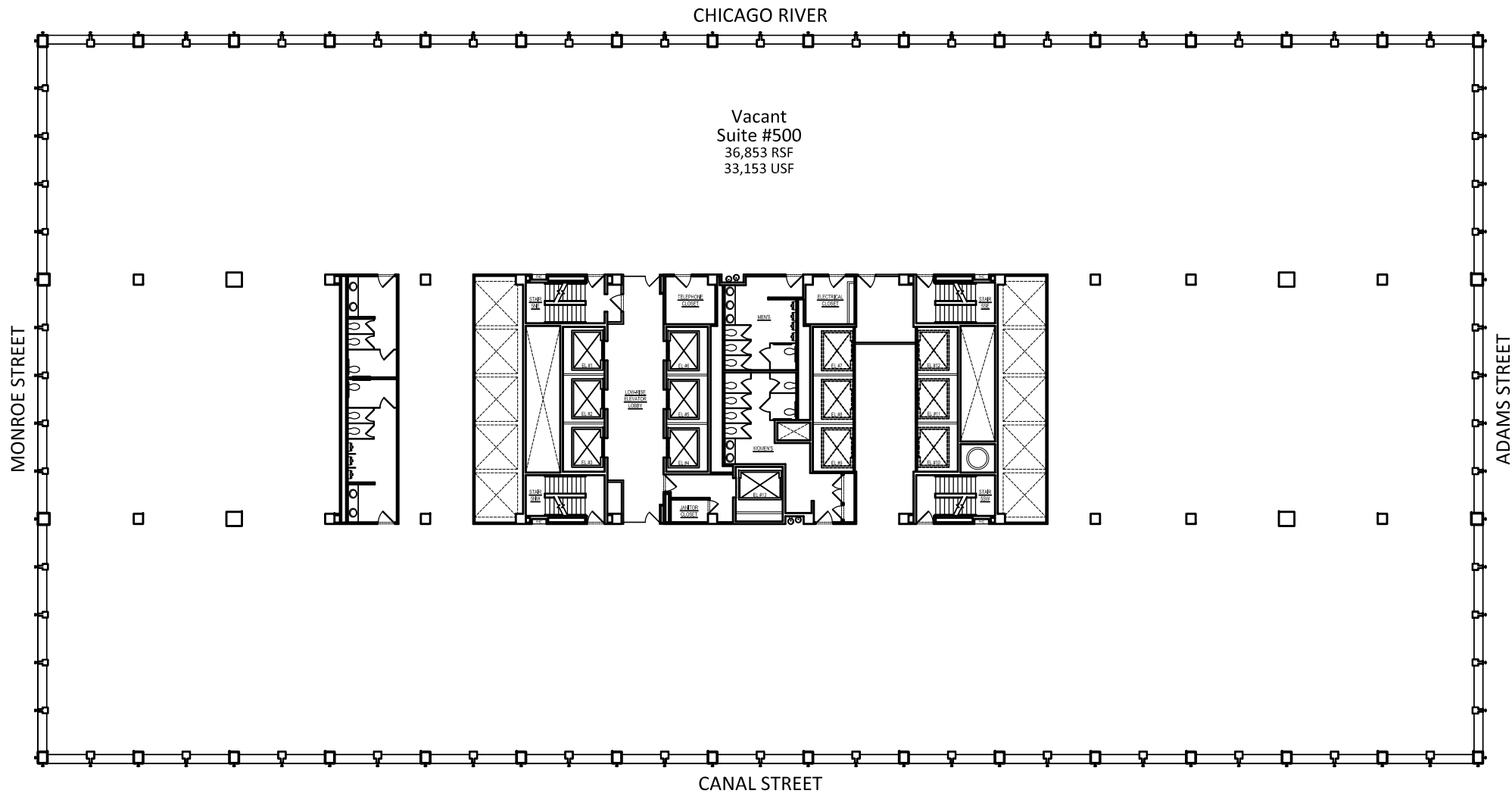






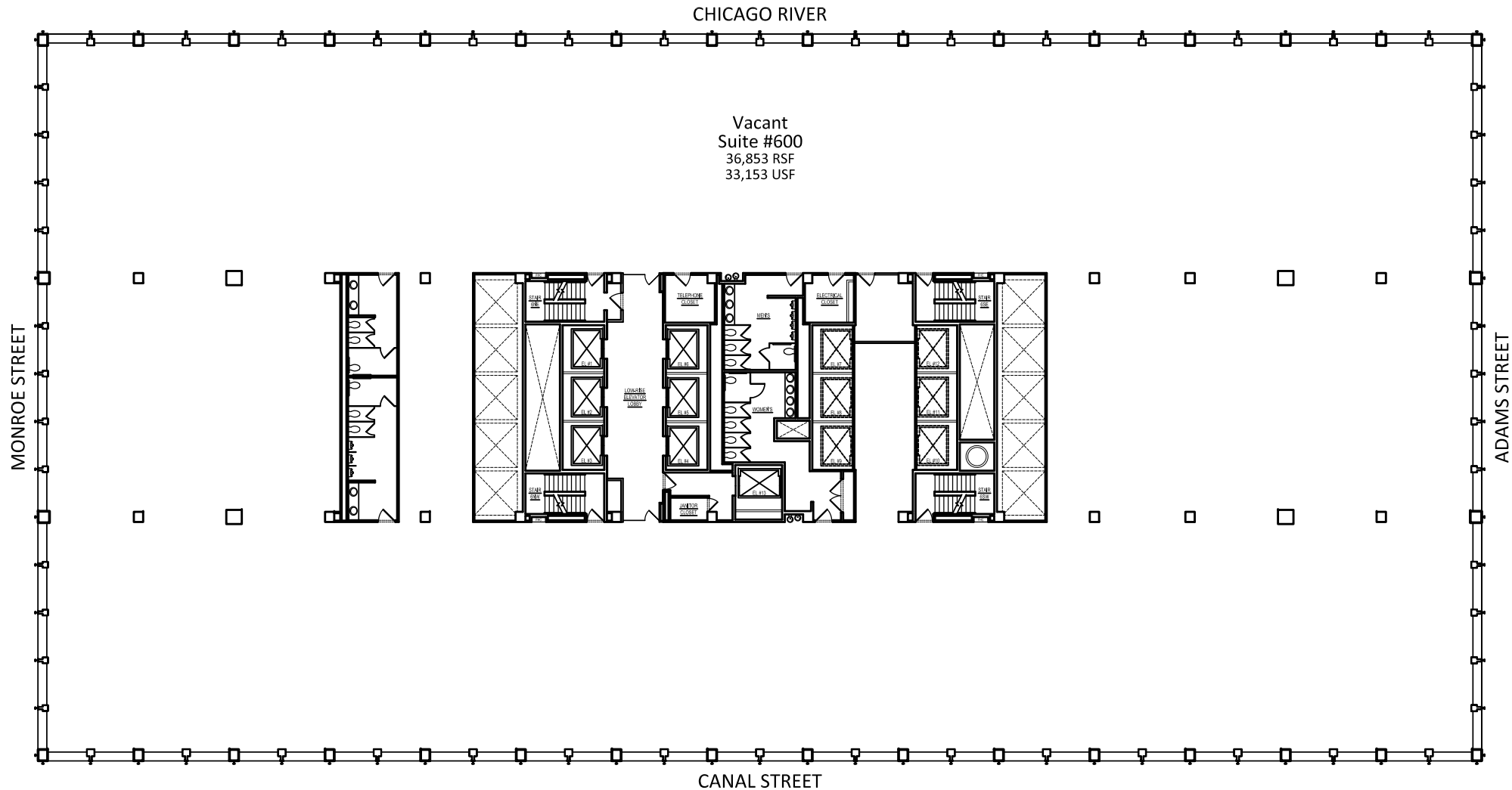
FLOOR 04 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VITALITY GROUP INTERNATIONAL, INC.	24,628	1.1779	29,009	29,099	-90
425	VACANT	6,659	1.1779	7,844	0	7,844
FLOOR TOTALS		31,288	1.1779	36,853	29,099	7,754





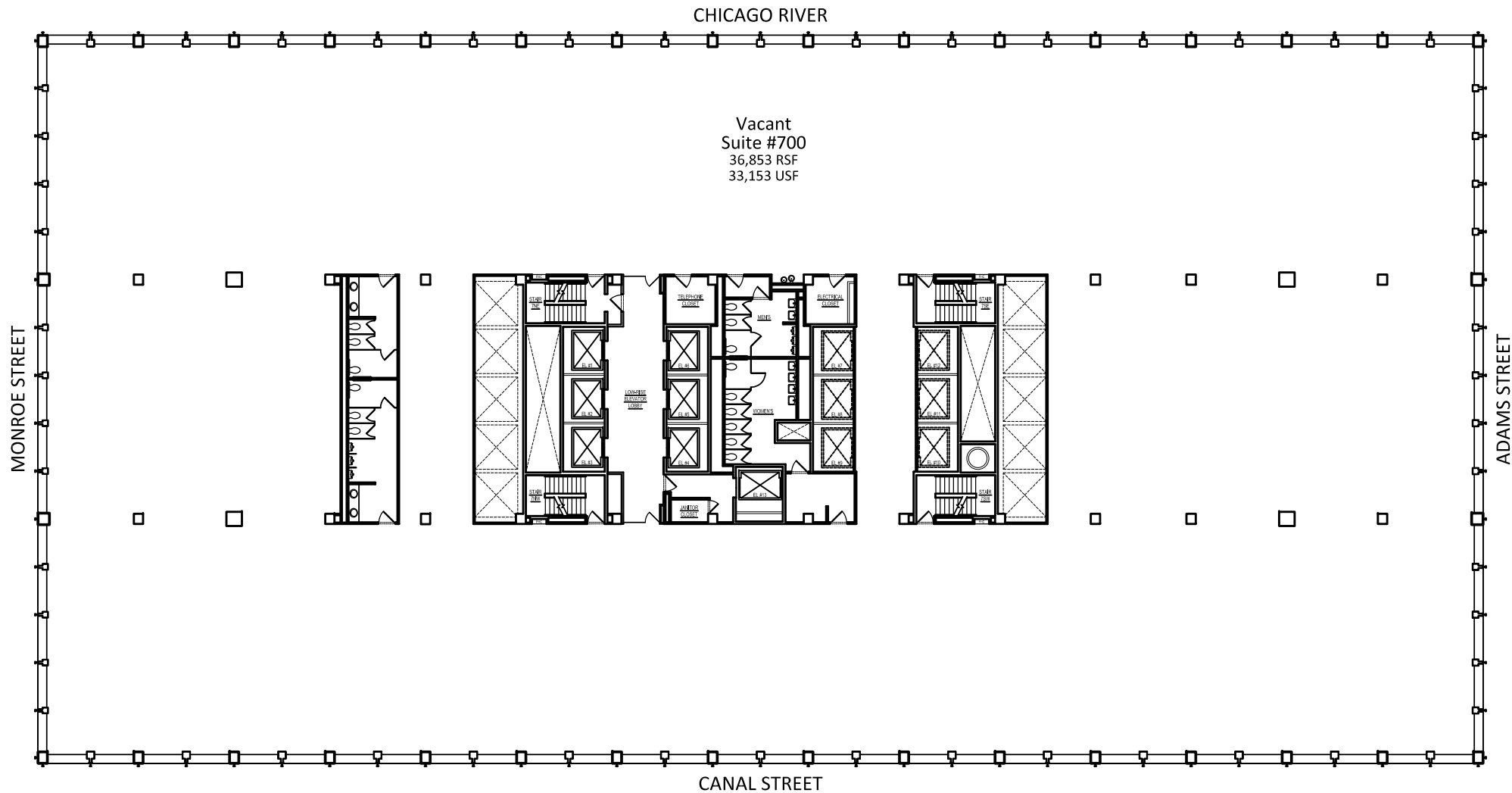
FLOOR 05 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





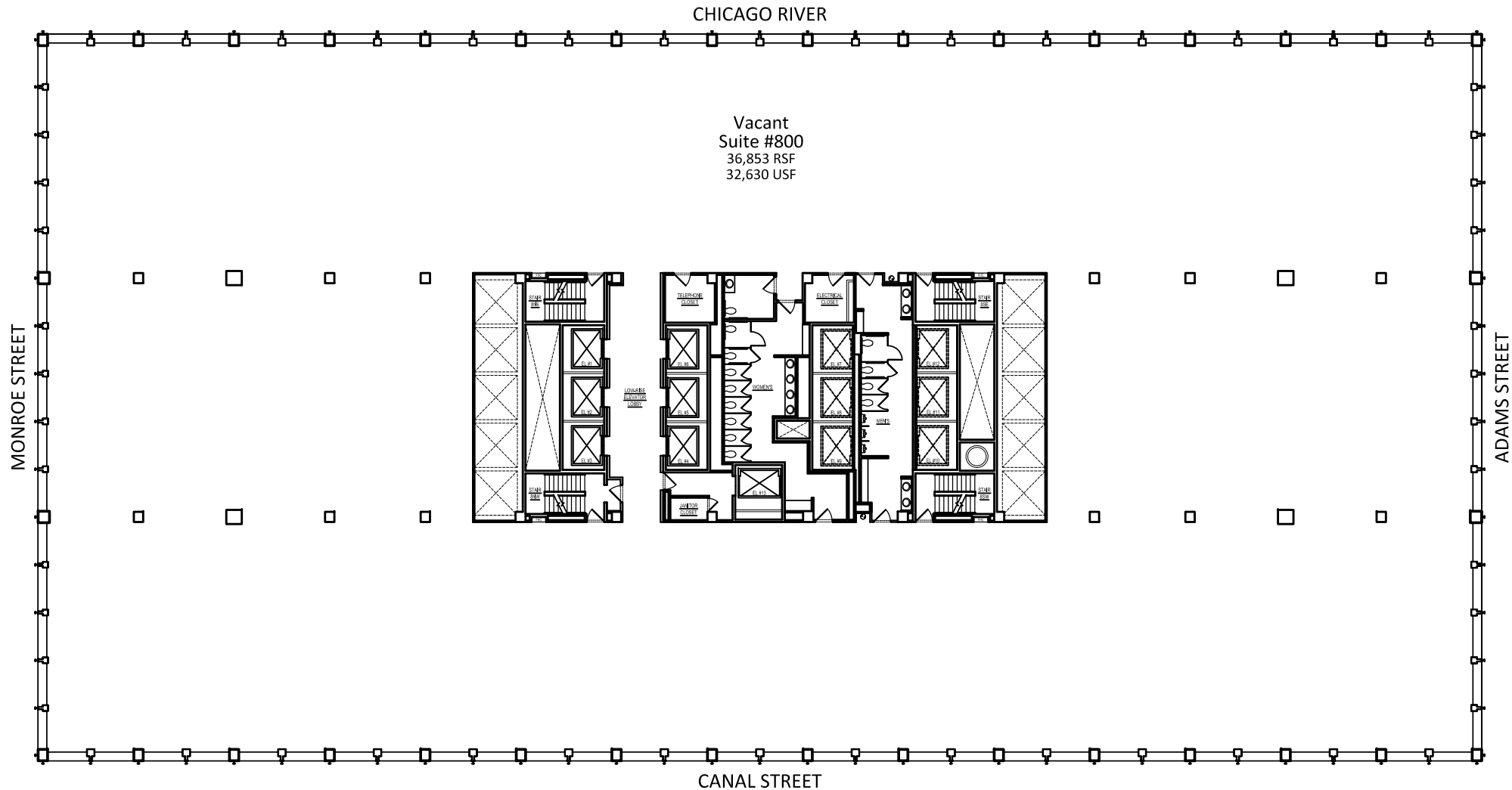
FLOOR 06 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





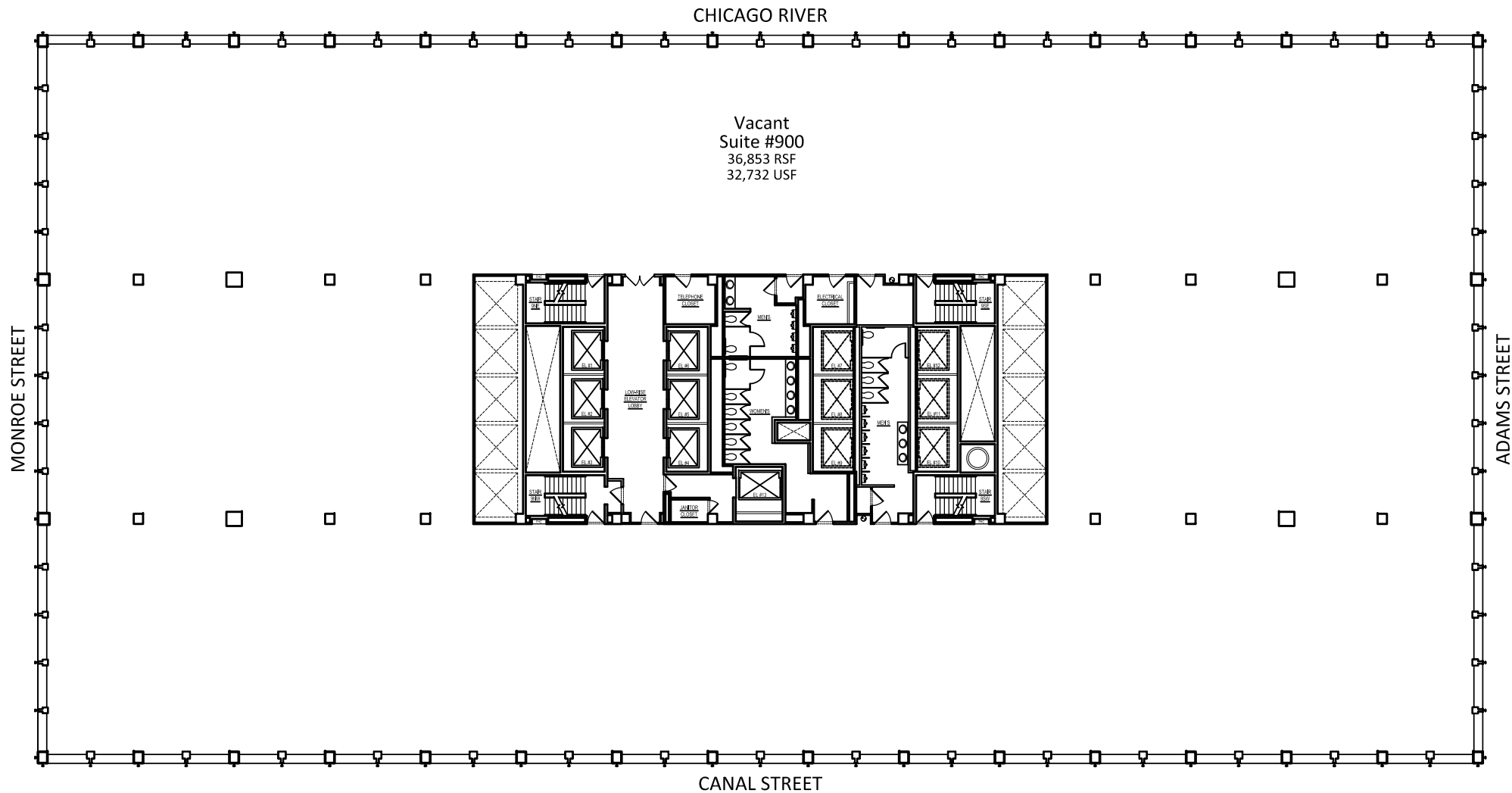
FLOOR 07 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





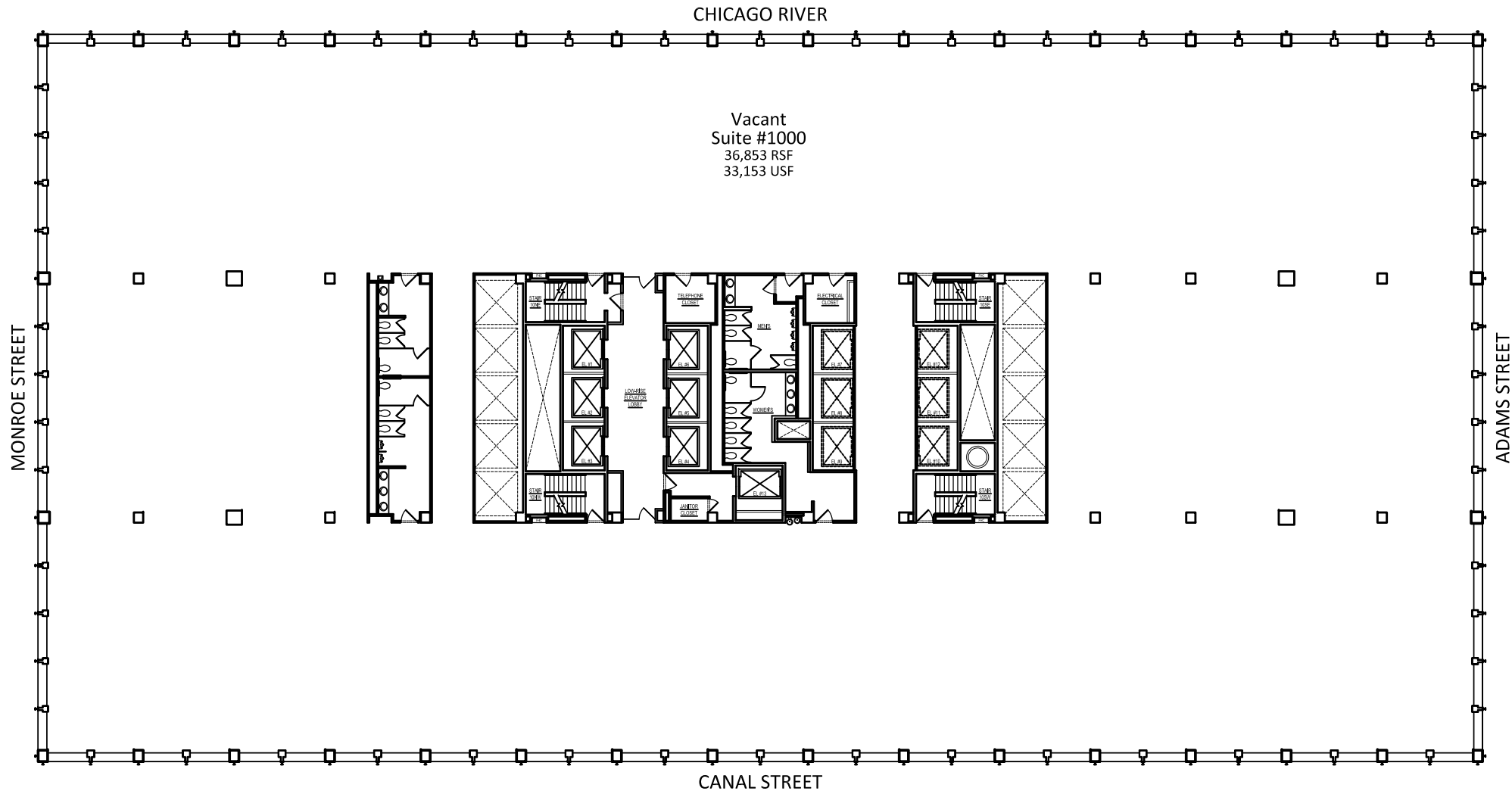
FLOOR 08 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	VACANT	32,630	1.1294	36,853	0	36,853
FLOOR TOTALS		32,630	1.1294	36,853	0	36,853





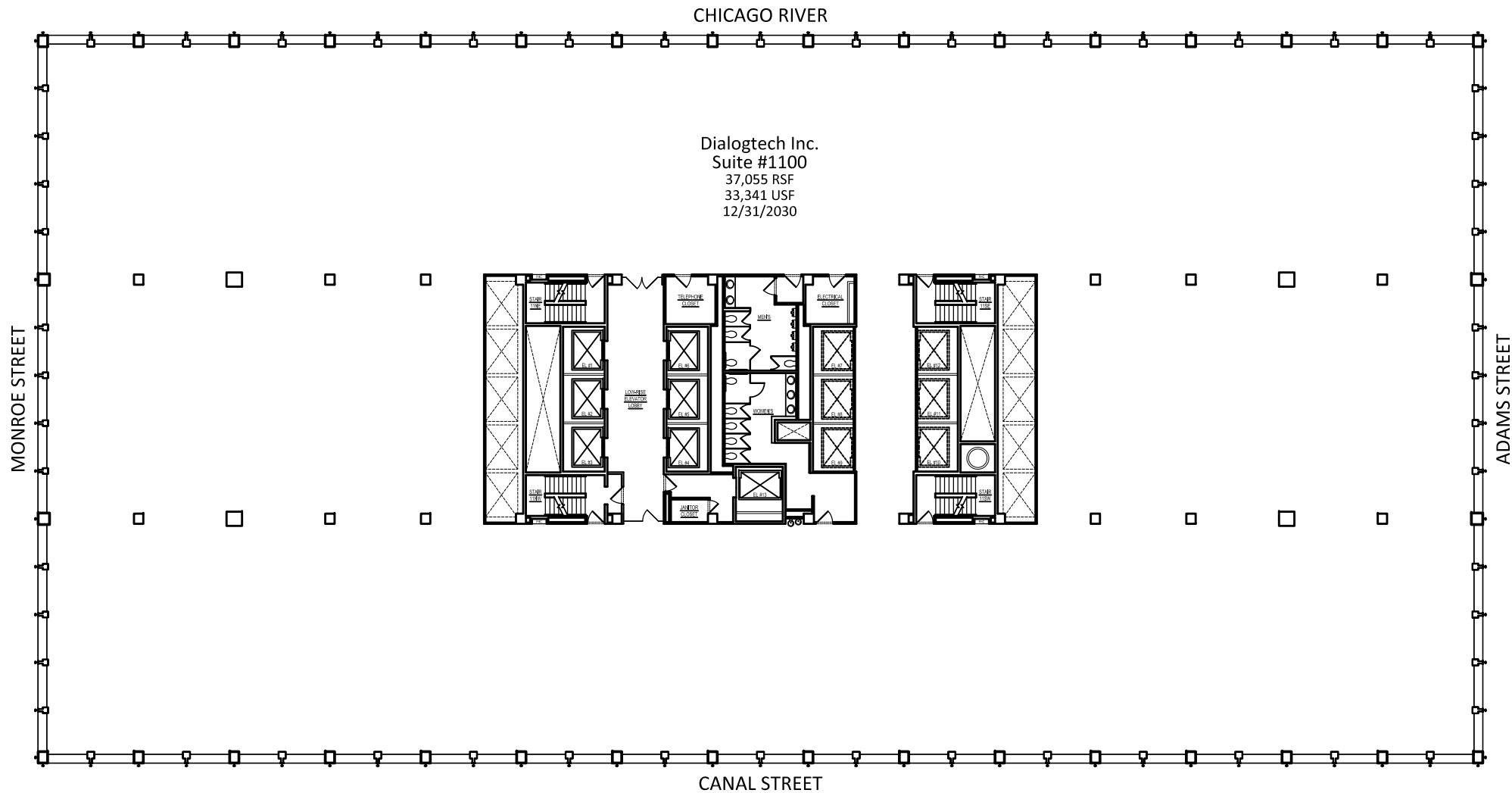
FLOOR 09 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
900	VACANT	32,732	1.1259	36,853	0	36,853
FLOOR TOTALS		32,732	1.1259	36,853	0	36,853





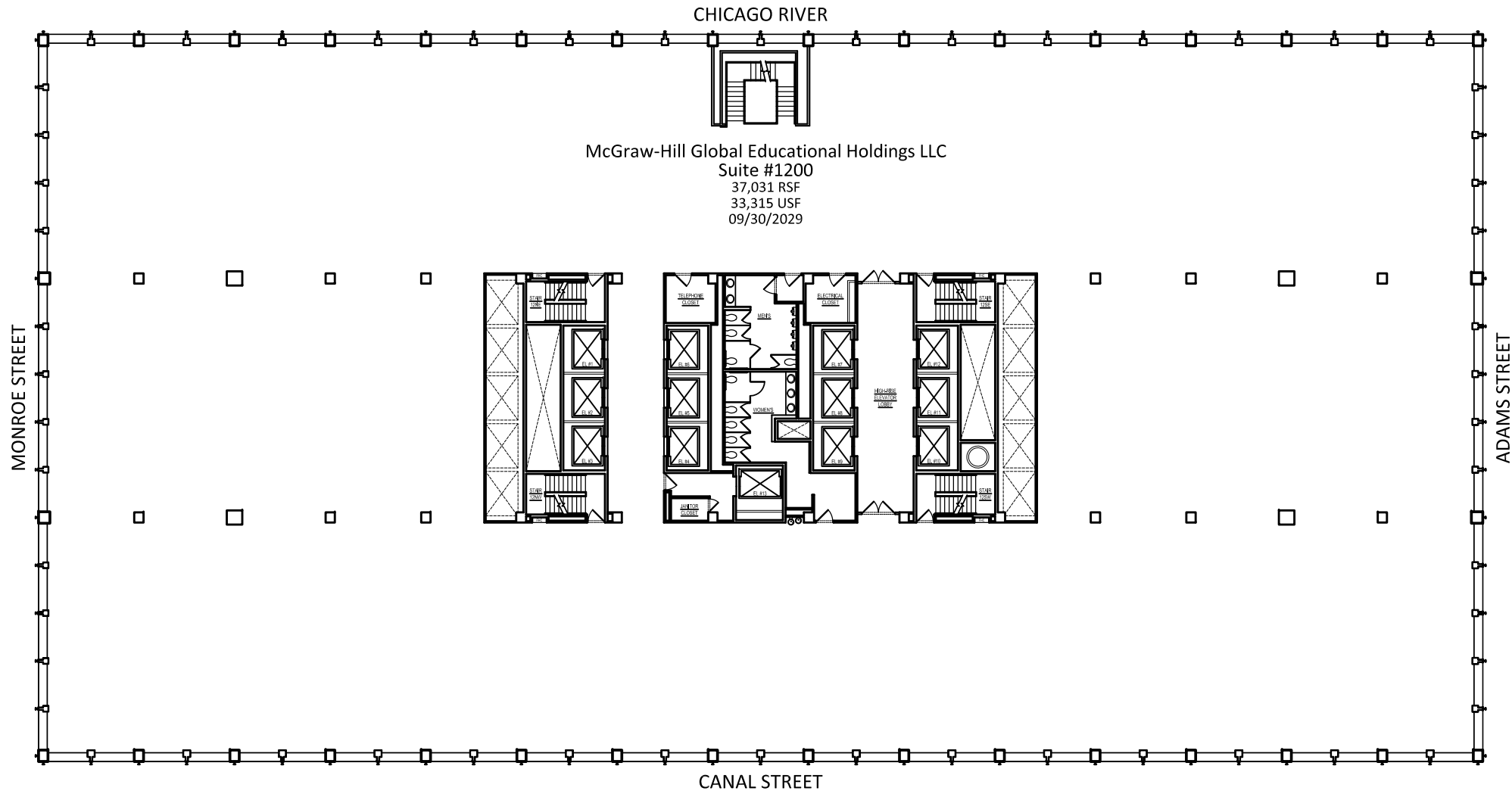
FLOOR 10 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





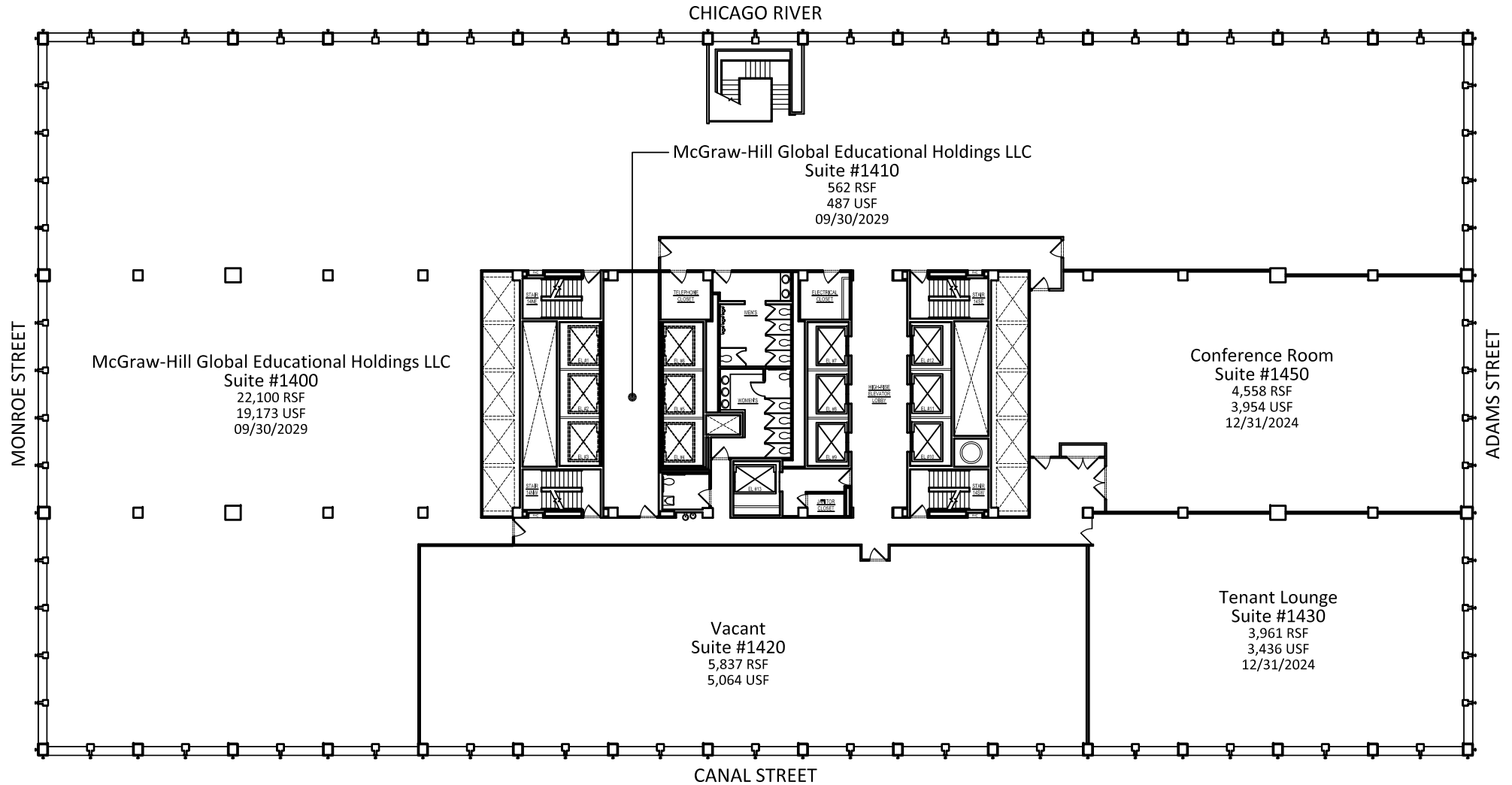
FLOOR 11 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	DIALOGTECH INC.	33,341	1.1114	37,055	37,055	0
FLOOR TOTALS		33,341	1.1114	37,055	37,055	0



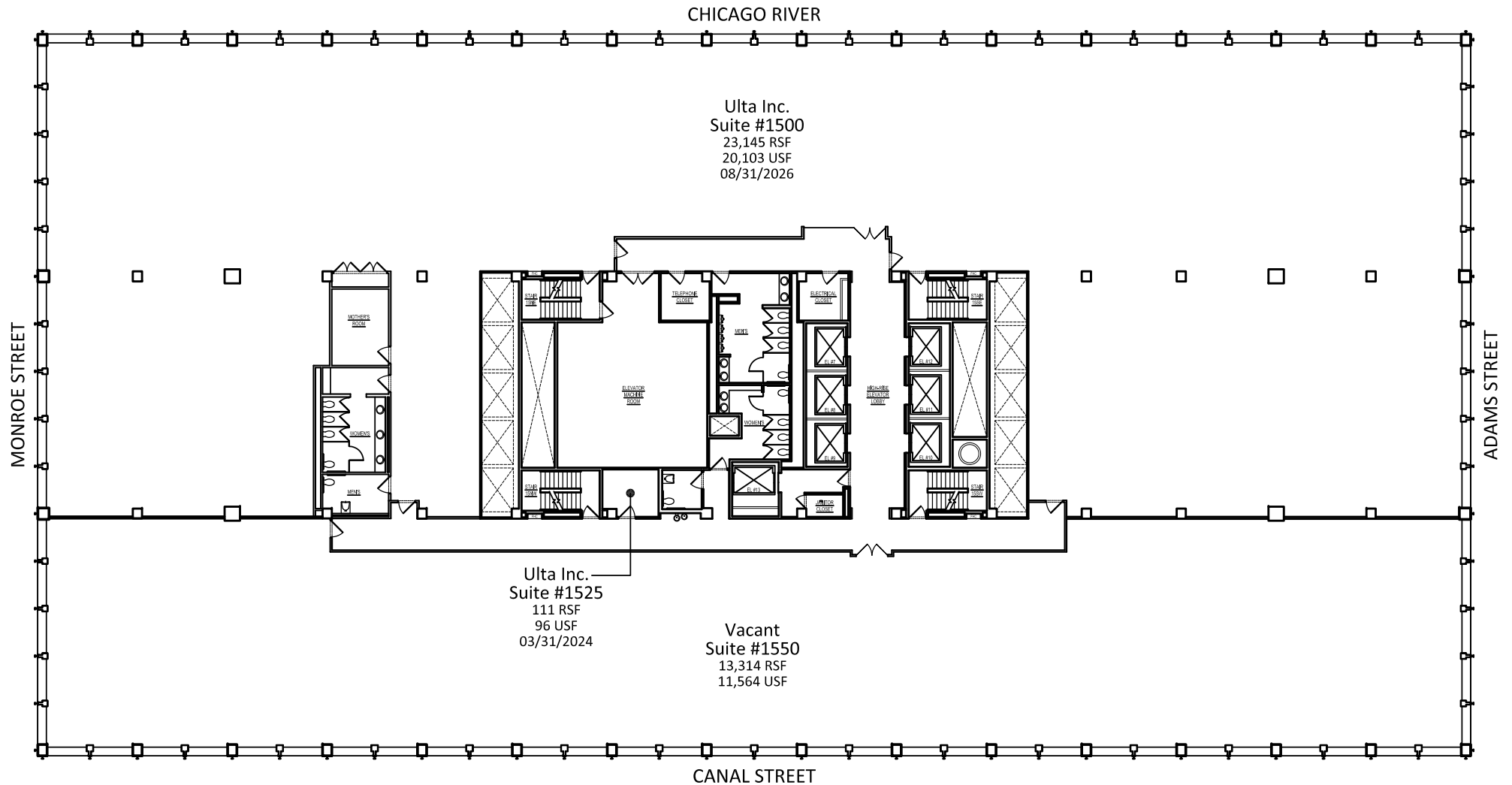


FLOOR 12 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS LLC	33,315	1.1115	37,031	37,031	0
FLOOR TOTALS		33,315	1.1115	37,031	37,031	0



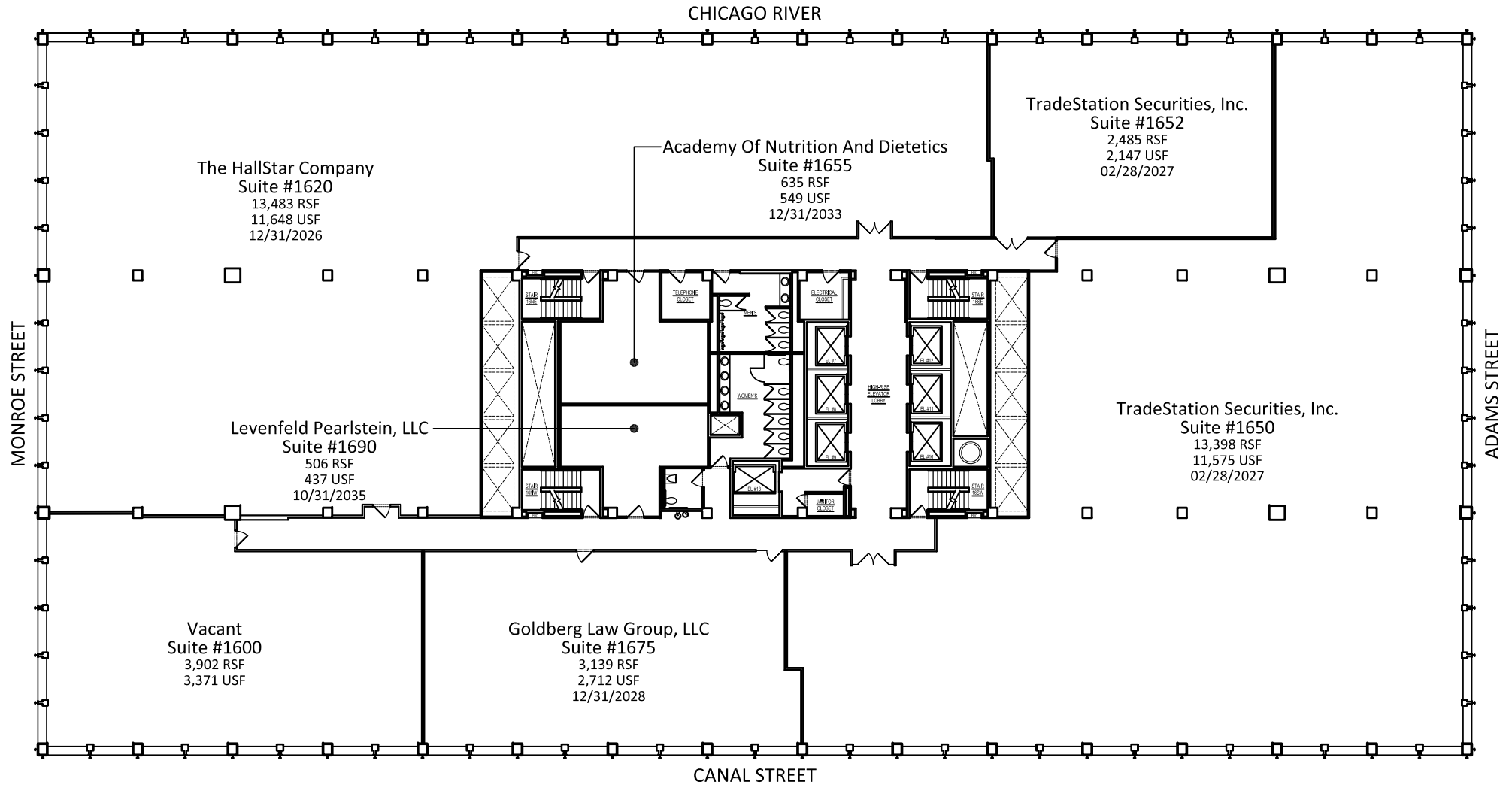


FLOOR 14 TENANT INFORMATION			BOMA 2010 LEGACY METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400	MCGRW-HILL GLOBAL EDUCATION HOLDINGS LLC	19,173	1.1526	22,100	22,100	0
1410	MCGRW-HILL GLOBAL EDUCATION HOLDINGS LLC	488	1.1526	562	562	0
1420	VACANT	5,064	1.1526	5,837	0	5,837
1430	TENANT LOUNGE	3,436	1.1526	3,961	3,969	-8
1450	CONFERENCE ROOM	3,954	1.1526	4,558	4,500	58
FLOOR TOTALS		32,115	1.1526	37,018	31,131	5,887



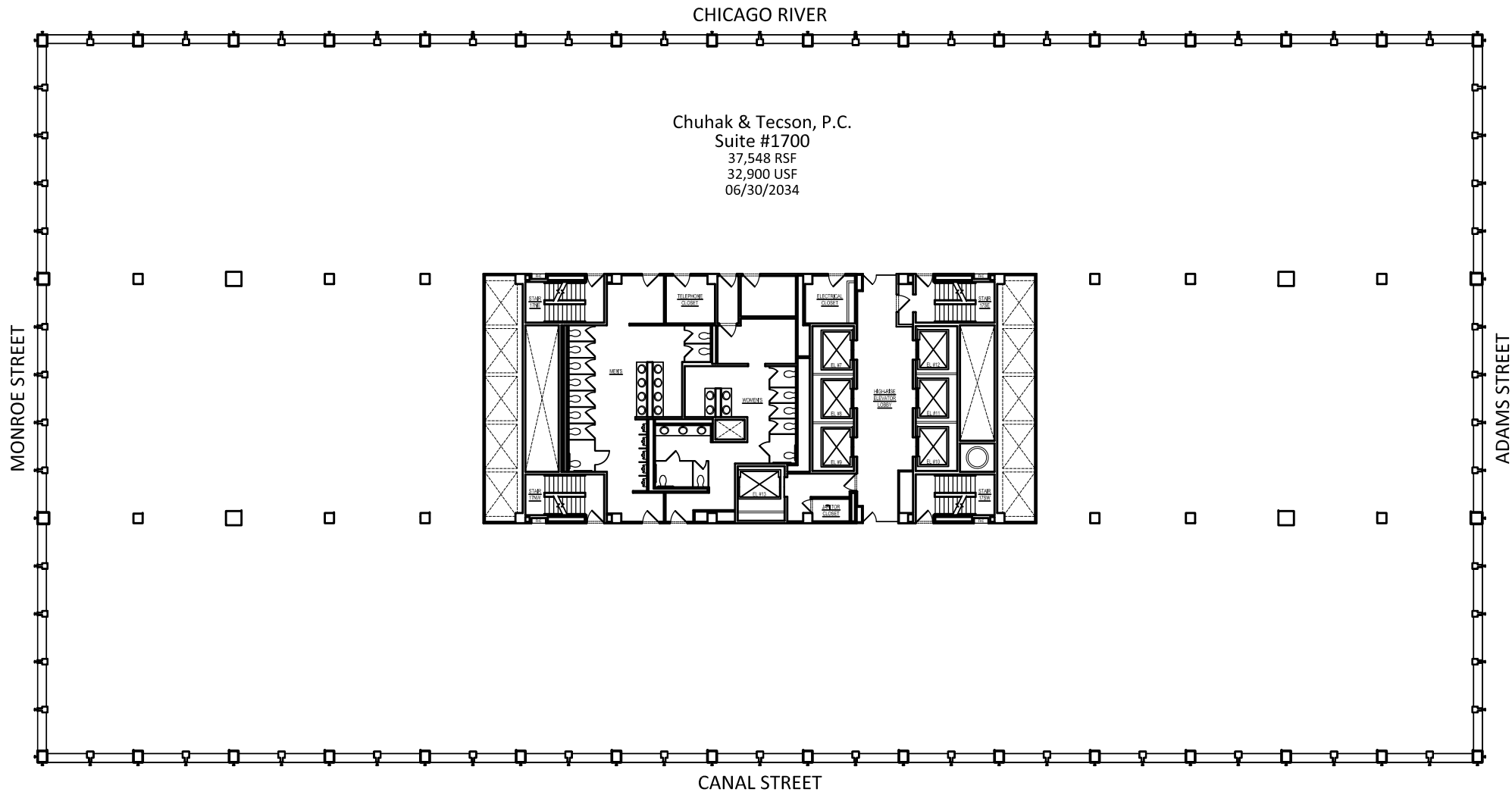
FLOOR 15 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ULTA INC.	20,103	1.1514	23,145	23,131	14
1525	ULTA INC.	96	1.1514	111	115	-4
1550	VACANT	11,564	1.1514	13,314	0	13,314
FLOOR TOTALS		31,762	1.1514	36,570	23,246	13,324





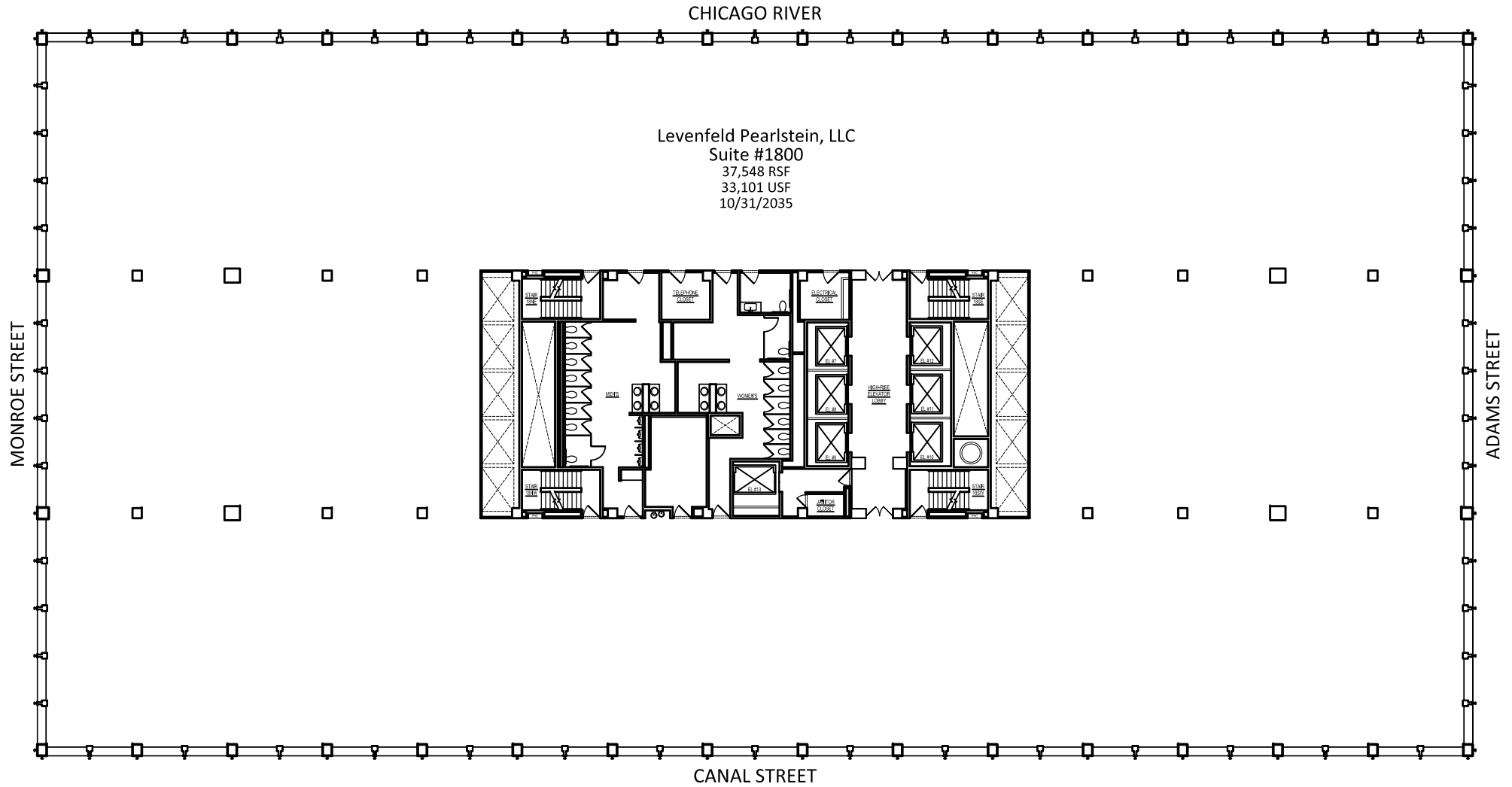
FLOOR 16 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	VACANT	3,371	1.1575	3,902	0	3,902
1620	THE HALLSTAR COMPANY	11,648	1.1575	13,483	13,542	-59
1650	TRADESTATION SECURITIES, INC.	11,575	1.1575	13,398	13,659	-261
1652	TRADESTATION SECURITIES, INC.	2,147	1.1575	2,485	2,485	0
1655	ACADEMY OF NUTRITION AND DIETETICS	549	1.1575	635	621	14
1675	GOLDBERG LAW GROUP, LLC	2,712	1.1575	3,139	3,217	-78
1690	LEVENFELD PEARLSTEIN, LLC	437	1.1575	506	506	0
FLOOR TOTALS		32,439	1.1575	37,548	34,030	-3,518





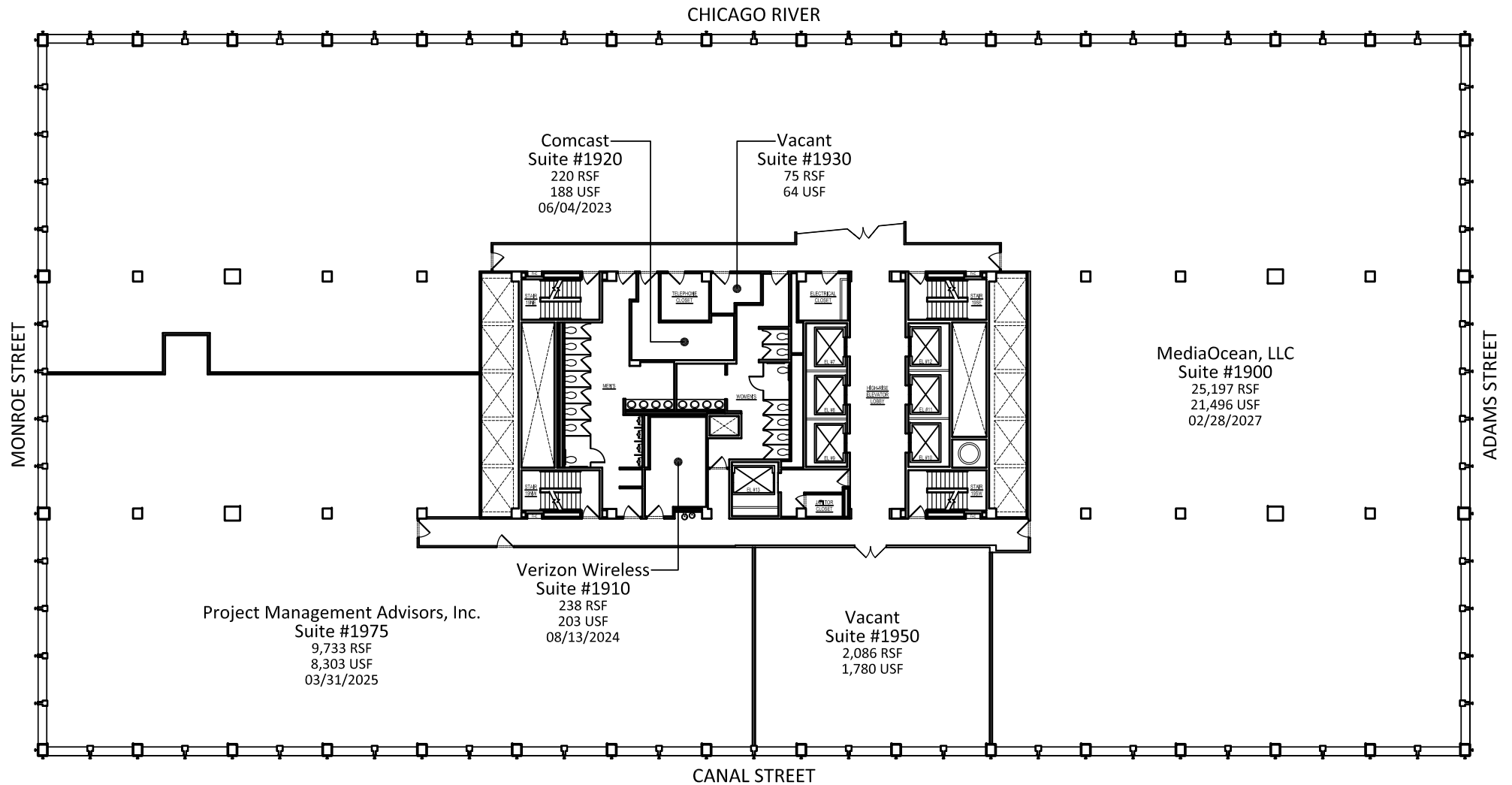
FLOOR 17 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700	CHUHAK & TECSON, P.C.	32,900	1.1413	37,548	37,548	0
FLOOR TOTALS		32,900	1.1413	37,548	37,548	0





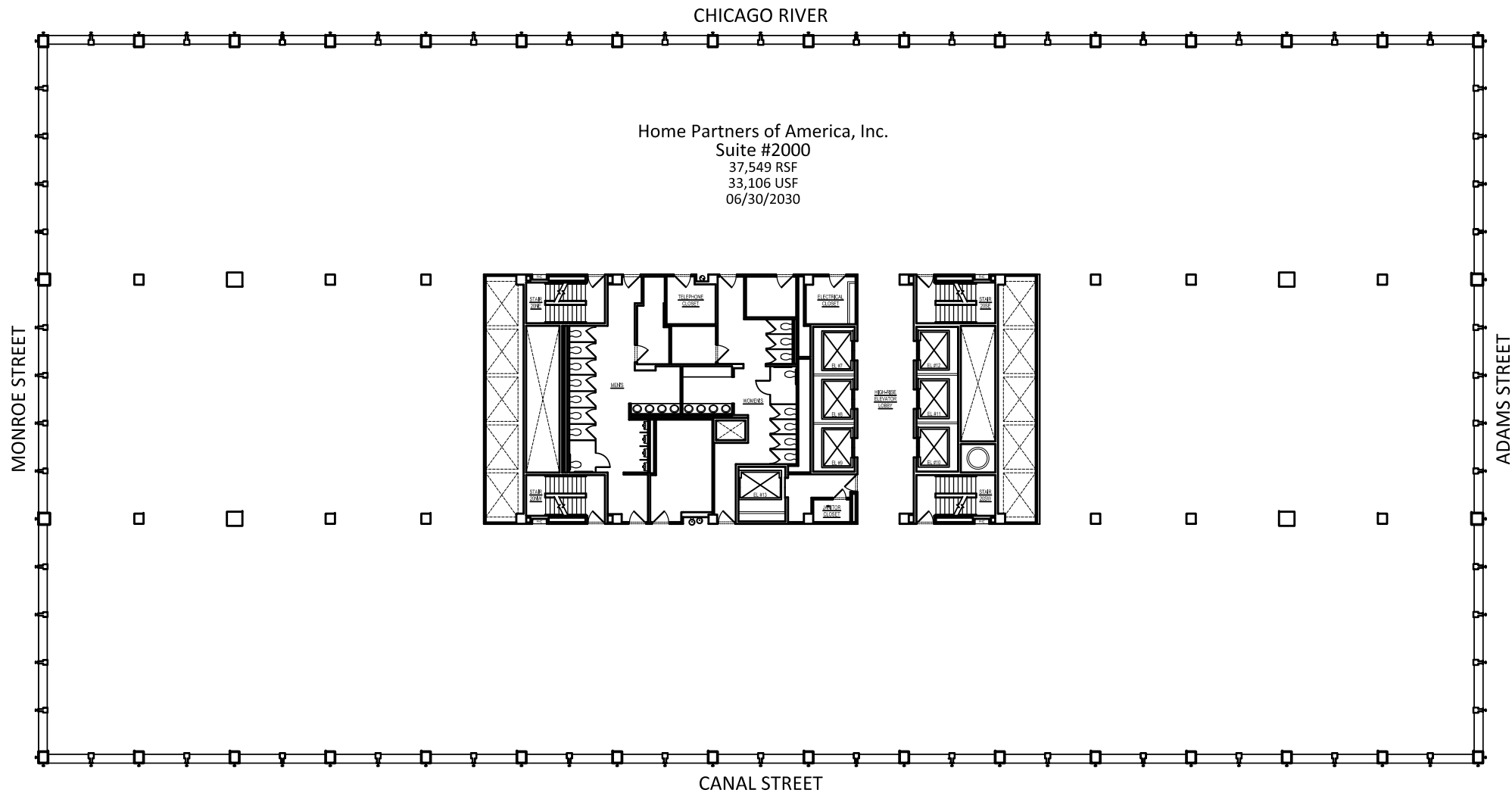
FLOOR 18 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	LEVENFELD PEARLSTEIN, LLC	33,101	1.1344	37,548	37,548	0
FLOOR TOTALS		33,101	1.1344	37,548	37,548	0





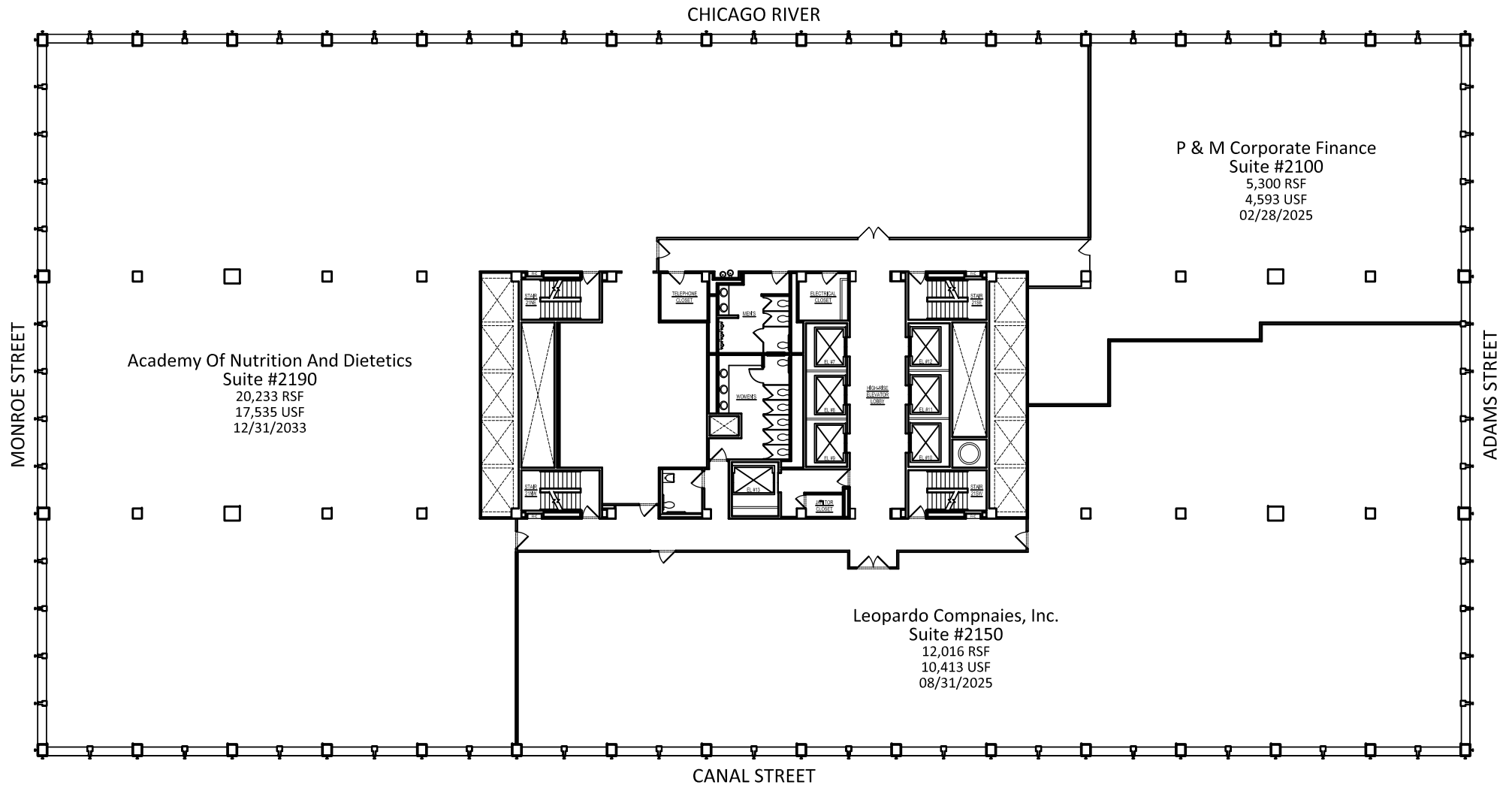
FLOOR 19 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	MEDIAOCEAN, LLC	21,496	1.1722	25,197	25,090	107
1910	VERIZON WIRELESS	203	1.1722	238	238	0
1920	COMCAST	188	1.1722	220	220	0
1930	VACANT	64	1.1722	75	0	75
1950	VACANT	1,780	1.1722	2,086	0	2,086
1975	PROJECT MANAGEMENT ADVISORS, INC.	8,303	1.1722	9,733	9,733	0
FLOOR TOTALS		32,033	1.1722	37,549	35,281	2,268





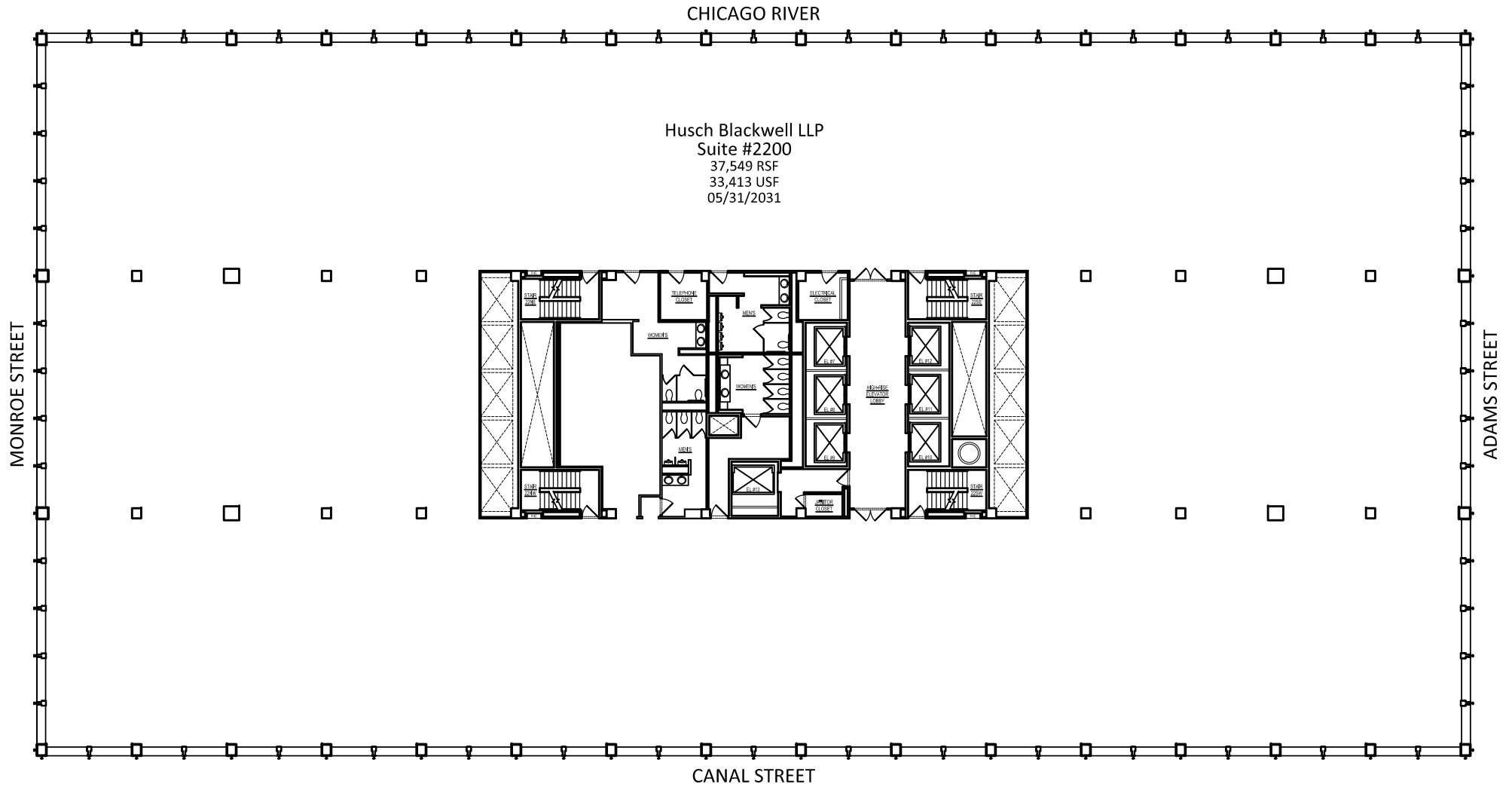
FLOOR 20 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	HOME PARTNERS OF AMERICA, INC.	33,106	1.1342	37,549	37,549	0
FLOOR TOTALS		33,106	1.1342	37,549	37,549	0





FLOOR 21 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2100	P & M CORPORATE FINANCE	4,593	1.1539	5,300	5,169	131
2150	LEOPARDO COMPANIES, INC.	10,413	1.1539	12,016	12,016	0
2190	ACADEMY OF NUTRITION AND DIETETICS	17,535	1.1539	20,233	20,361	-128
FLOOR TOTALS		32,541	1.1539	37,549	37,546	3





FLOOR 22 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2200	HUSCH BLACKWELL LLP	33,413	1.1238	37,549	37,481	68
FLOOR TOTALS		33,413	1.1238	37,549	37,481	68

