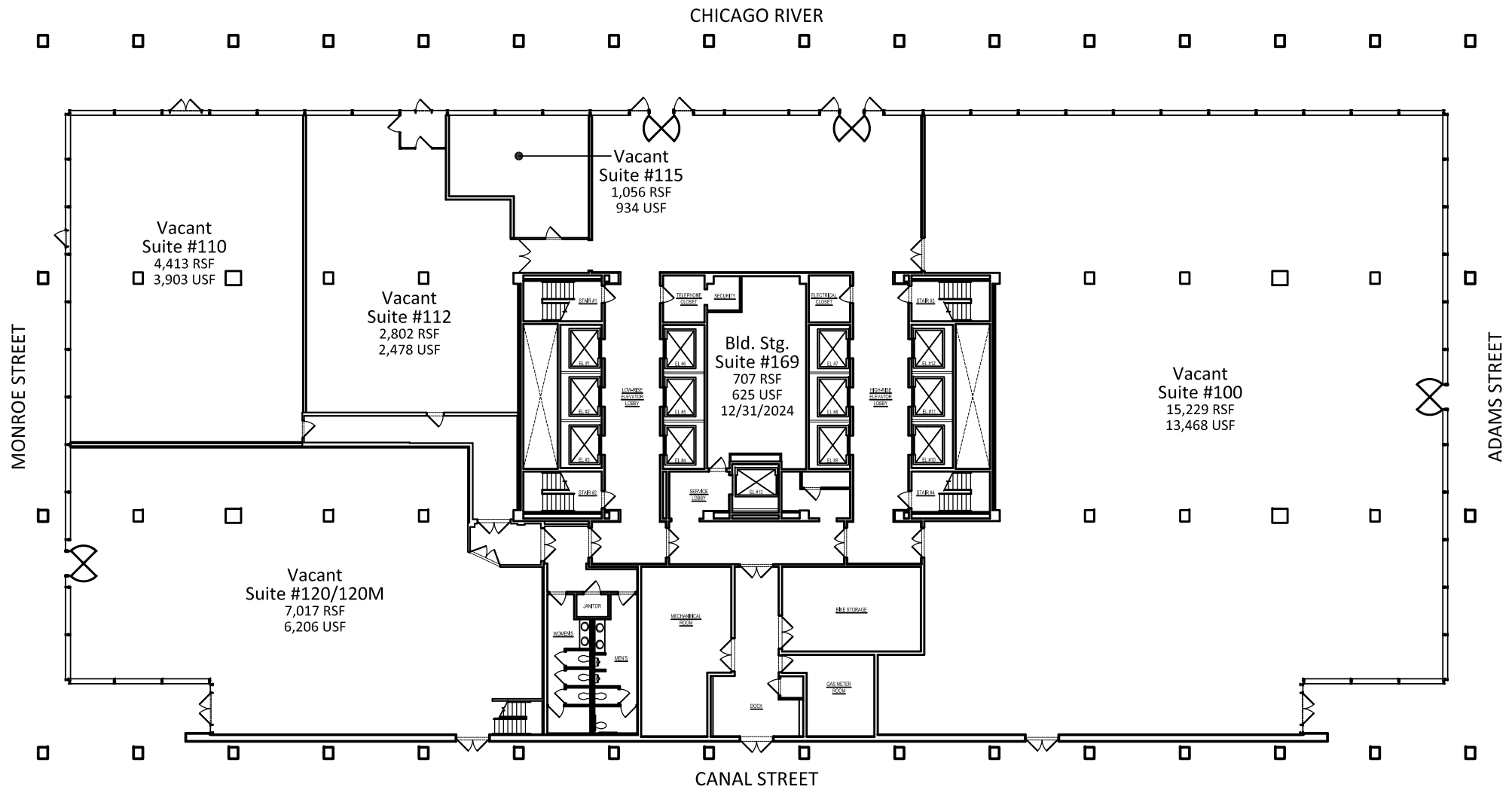


120 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606**BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0766**

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	64.41%	33,153	23,737	36,853	0	13,116	1.1774	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	63.12%	625,458	446,740	707,803	107	260,956		

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



MONROE STREET

ADAMS STREET

Canal Street

Vacant Suite #120M
See 1st Floor for USF/RSF

Telephone Room

Security

Electrical Room

Building Storage

Stairs #1

Stairs #2

Elevators #1

Elevators #2

Stairs #3

Stairs #4

Stairs #5

Stairs #6

Stairs #7

Stairs #8

Stairs #9

Stairs #10

Stairs #11

Stairs #12

Stairs #13

Stairs #14

Stairs #15

Stairs #16

Stairs #17

Stairs #18

Stairs #19

Stairs #20

Stairs #21

Stairs #22

Stairs #23

Stairs #24

Stairs #25

Stairs #26

Stairs #27

Stairs #28

Stairs #29

Stairs #30

Stairs #31

Stairs #32

Stairs #33

Stairs #34

Stairs #35

Stairs #36

Stairs #37

Stairs #38

Stairs #39

Stairs #40

Stairs #41

Stairs #42

Stairs #43

Stairs #44

Stairs #45

Stairs #46

Stairs #47

Stairs #48

Stairs #49

Stairs #50

Stairs #51

Stairs #52

Stairs #53

Stairs #54

Stairs #55

Stairs #56

Stairs #57

Stairs #58

Stairs #59

Stairs #60

Stairs #61

Stairs #62

Stairs #63

Stairs #64

Stairs #65

Stairs #66

Stairs #67

Stairs #68

Stairs #69

Stairs #70

Stairs #71

Stairs #72

Stairs #73

Stairs #74

Stairs #75

Stairs #76

Stairs #77

Stairs #78

Stairs #79

Stairs #80

Stairs #81

Stairs #82

Stairs #83

Stairs #84

Stairs #85

Stairs #86

Stairs #87

Stairs #88

Stairs #89

Stairs #90

Stairs #91

Stairs #92

Stairs #93

Stairs #94

Stairs #95

Stairs #96

Stairs #97

Stairs #98

Stairs #99

Stairs #100

Stairs #101

Stairs #102

Stairs #103

Stairs #104

Stairs #105

Stairs #106

Stairs #107

Stairs #108

Stairs #109

Stairs #110

Stairs #111

Stairs #112

Stairs #113

Stairs #114

Stairs #115

Stairs #116

Stairs #117

Stairs #118

Stairs #119

Stairs #120

Stairs #121

Stairs #122

Stairs #123

Stairs #124

Stairs #125

Stairs #126

Stairs #127

Stairs #128

Stairs #129

Stairs #130

Stairs #131

Stairs #132

Stairs #133

Stairs #134

Stairs #135

Stairs #136

Stairs #137

Stairs #138

Stairs #139

Stairs #140

Stairs #141

Stairs #142

Stairs #143

Stairs #144

Stairs #145

Stairs #146

Stairs #147

Stairs #148

Stairs #149

Stairs #150

Stairs #151

Stairs #152

Stairs #153

Stairs #154

Stairs #155

Stairs #156

Stairs #157

Stairs #158

Stairs #159

Stairs #160

Stairs #161

Stairs #162

Stairs #163

Stairs #164

Stairs #165

Stairs #166

Stairs #167

Stairs #168

Stairs #169

Stairs #170

Stairs #171

Stairs #172

Stairs #173

Stairs #174

Stairs #175

Stairs #176

Stairs #177

Stairs #178

Stairs #179

Stairs #180

Stairs #181

Stairs #182

Stairs #183

Stairs #184

Stairs #185

Stairs #186

Stairs #187

Stairs #188

Stairs #189

Stairs #190

Stairs #191

Stairs #192

Stairs #193

Stairs #194

Stairs #195

Stairs #196

Stairs #197

Stairs #198

Stairs #199

Stairs #200

Stairs #201

Stairs #202

Stairs #203

Stairs #204

Stairs #205

Stairs #206

Stairs #207

Stairs #208

Stairs #209

Stairs #210

Stairs #211

Stairs #212

Stairs #213

Stairs #214

Stairs #215

Stairs #216

Stairs #217

Stairs #218

Stairs #219

Stairs #220

Stairs #221

Stairs #222

Stairs #223

Stairs #224

Stairs #225

Stairs #226

Stairs #227

Stairs #228

Stairs #229

Stairs #230

Stairs #231

Stairs #232

Stairs #233

Stairs #234

Stairs #235

Stairs #236

Stairs #237

Stairs #238

Stairs #239

Stairs #240

Stairs #241

Stairs #242

Stairs #243

Stairs #244

Stairs #245

Stairs #246

Stairs #247

Stairs #248

Stairs #249

Stairs #250

Stairs #251

Stairs #252

Stairs #253

Stairs #254

Stairs #255

Stairs #256

Stairs #257

Stairs #258

Stairs #259

Stairs #260

Stairs #261

Stairs #262

Stairs #263

Stairs #264

Stairs #265

Stairs #266

Stairs #267

Stairs #268

Stairs #269

Stairs #270

Stairs #271

Stairs #272

Stairs #273

Stairs #274

Stairs #275

Stairs #276

Stairs #277

Stairs #278

Stairs #279

Stairs #280

Stairs #281

Stairs #282

Stairs #283

Stairs #284

Stairs #285

Stairs #286

Stairs #287

Stairs #288

Stairs #289

Stairs #290

Stairs #291

Stairs #292

Stairs #293

Stairs #294

Stairs #295

Stairs #296

Stairs #297

Stairs #298

Stairs #299

Stairs #300

Stairs #301

Stairs #302

Stairs #303

Stairs #304

Stairs #305

Stairs #306

Stairs #307

Stairs #308

Stairs #309

Stairs #310

Stairs #311

Stairs #312

Stairs #313

Stairs #314

Stairs #315

Stairs #316

Stairs #317

Stairs #318

Stairs #319

Stairs #320

Stairs #321

Stairs #322

Stairs #323

Stairs #324

Stairs #325

Stairs #326

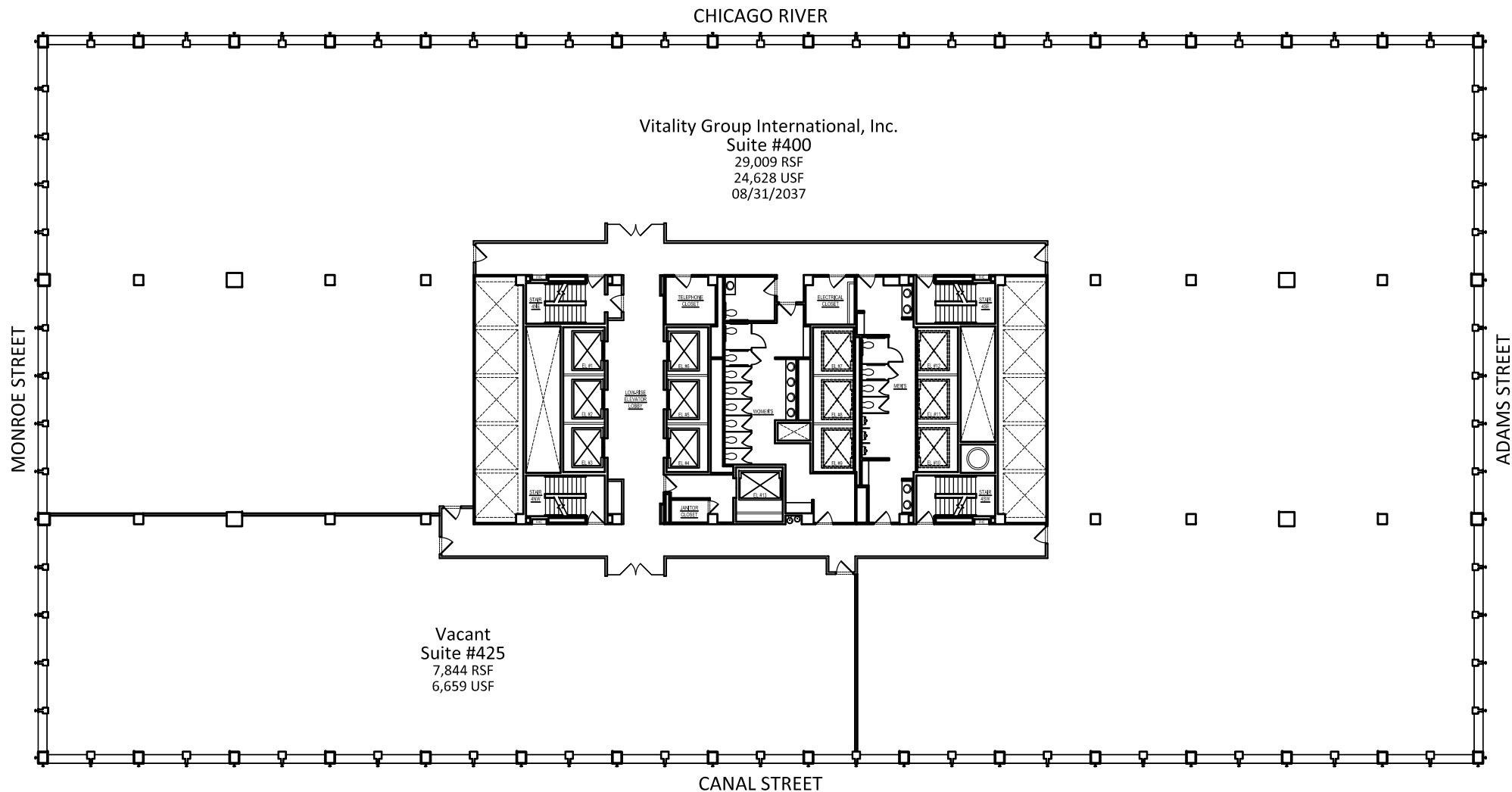
Stairs #327

Stairs #328

Stairs #329

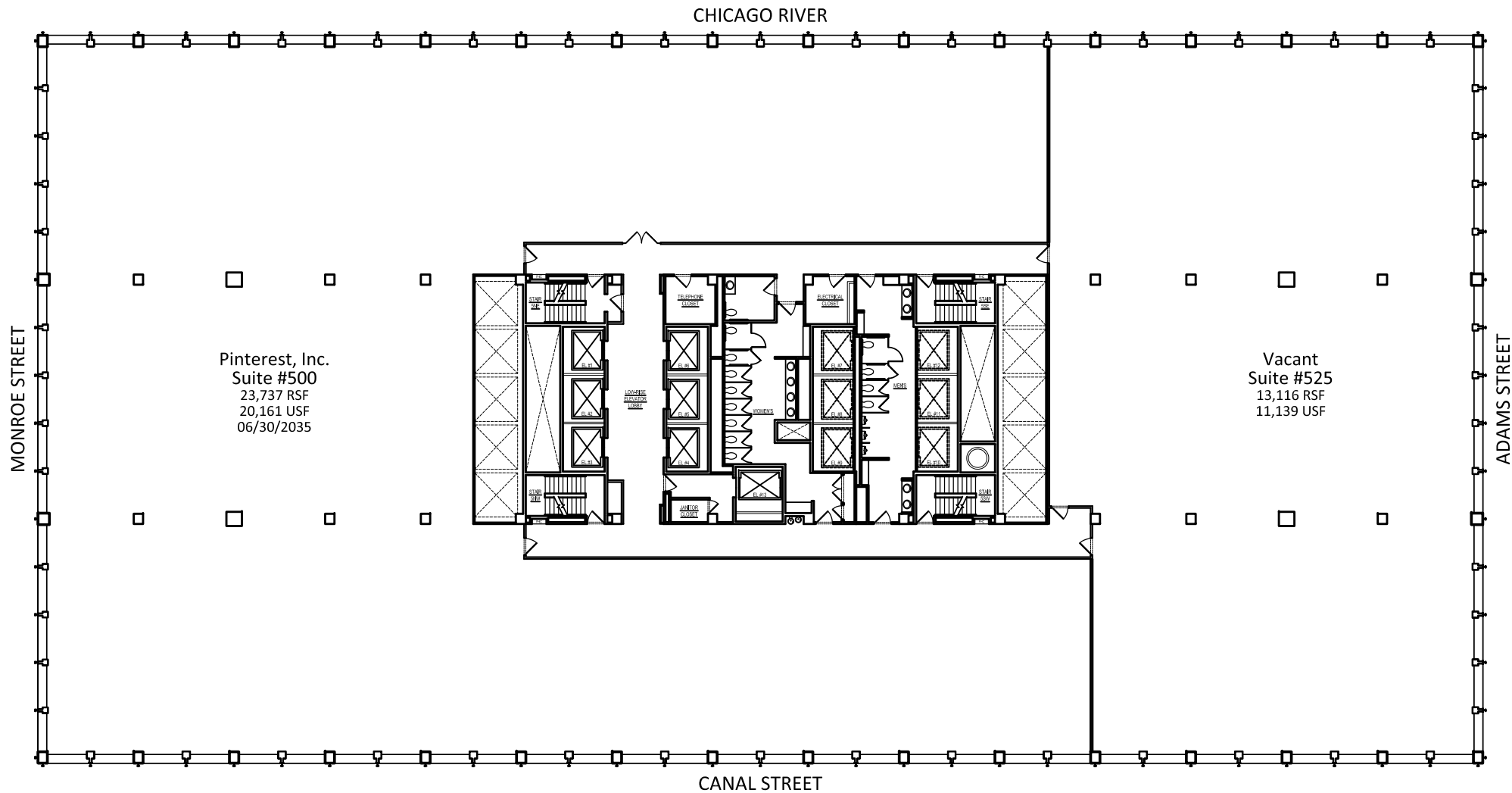
Stairs #330





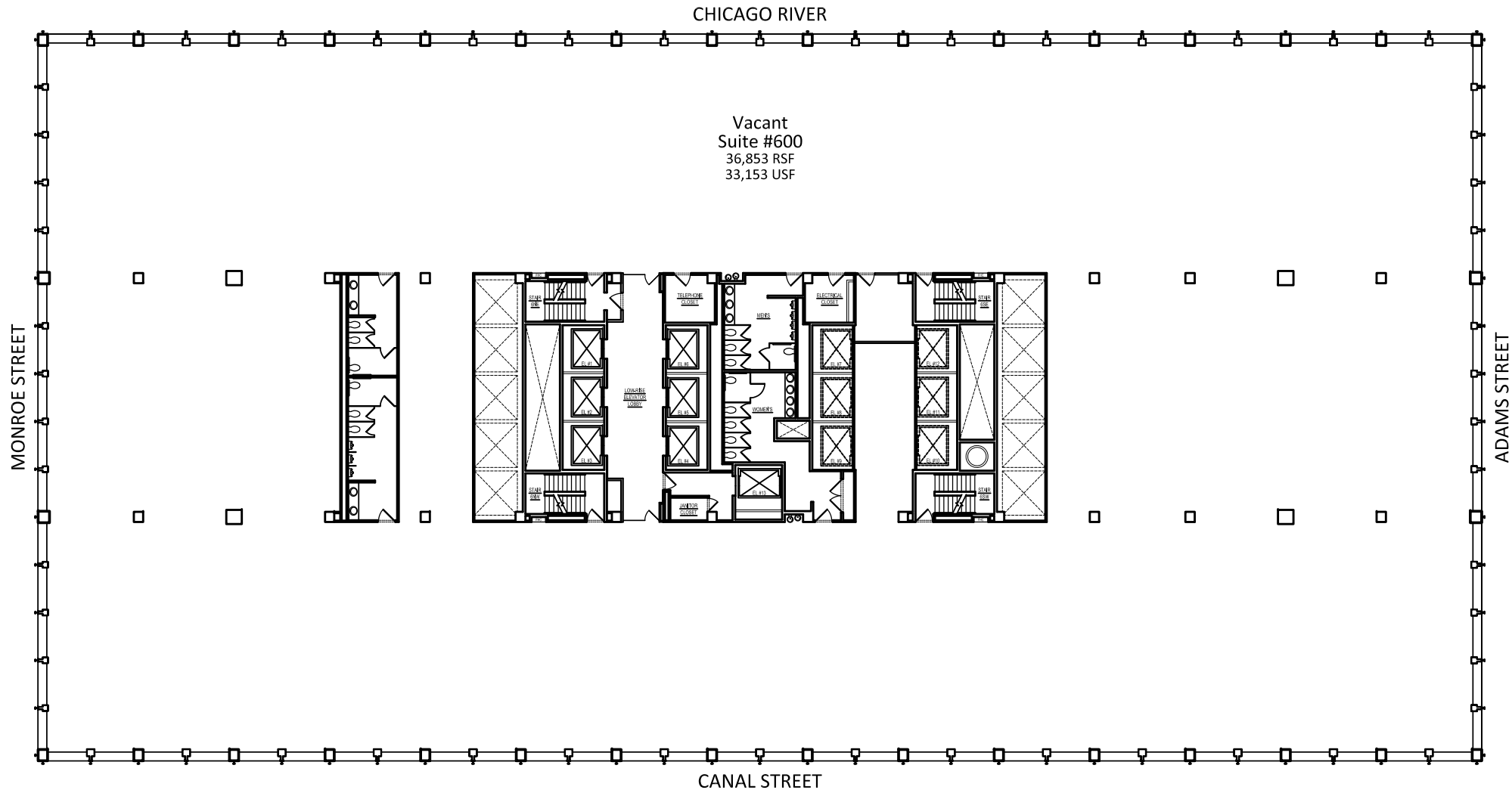
FLOOR 04 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VITALITY GROUP INTERNATIONAL, INC.	24,628	1.1779	29,009	29,099	-90
425	VACANT	6,659	1.1779	7,844	0	7,844
FLOOR TOTALS		31,288	1.1779	36,853	29,099	7,754





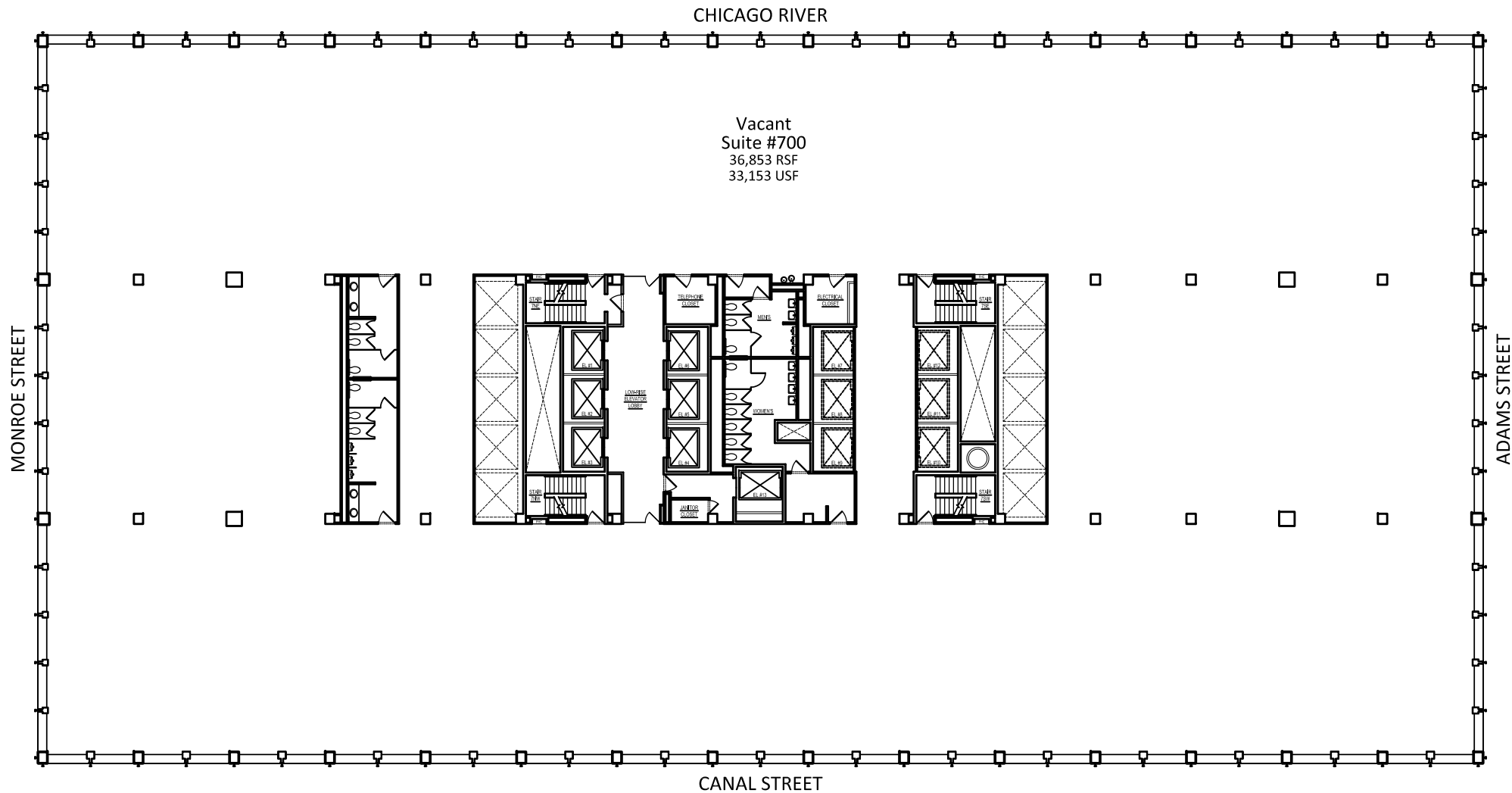
FLOOR 05 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	PINTEREST, INC.	20,161	1.1774	23,737	23,737	0
525	VACANT	11,139	1.1774	13,116		13,116
FLOOR TOTALS		31,300	1.1774	36,853	23,737	13,116





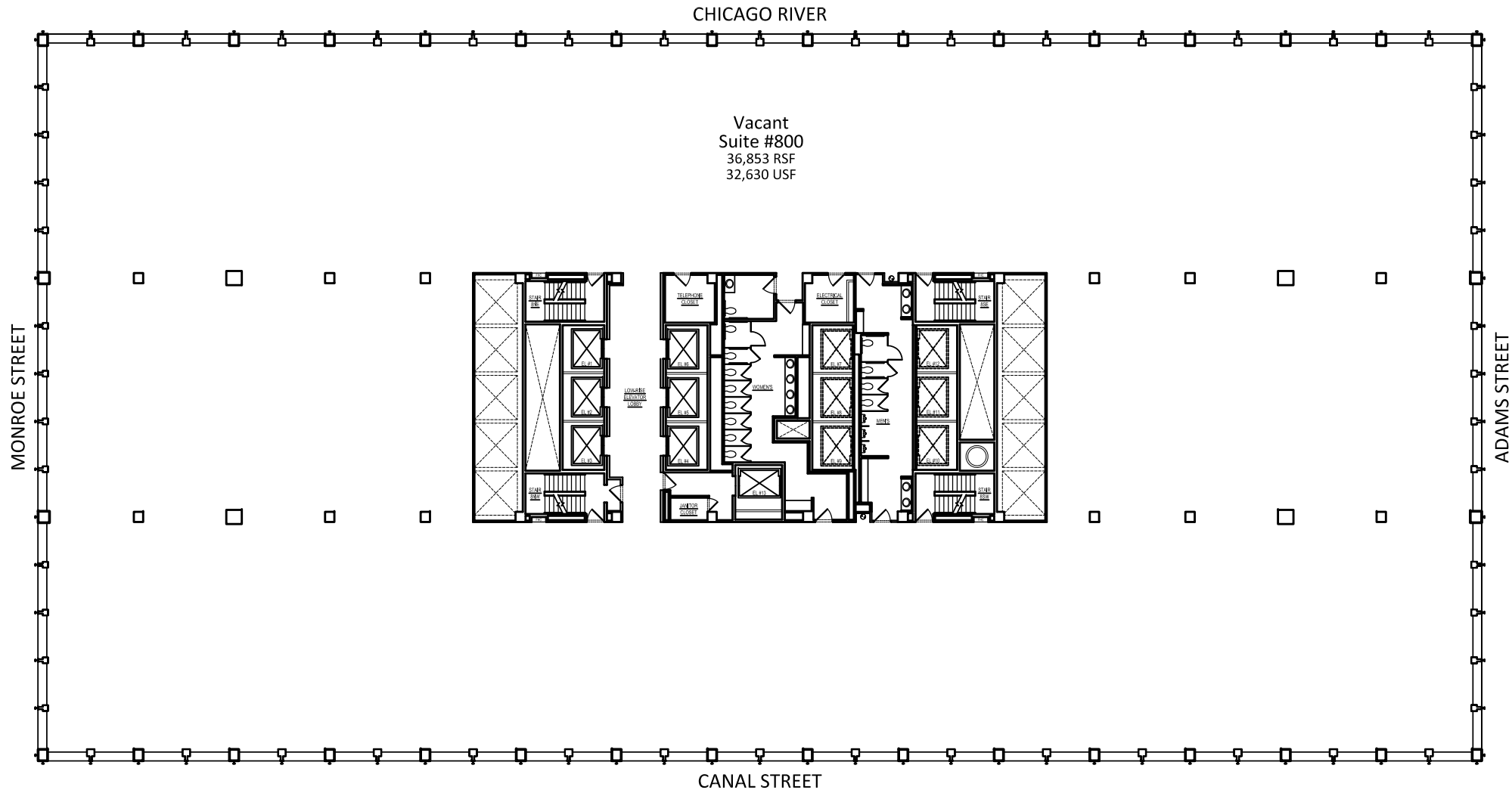
FLOOR 06 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





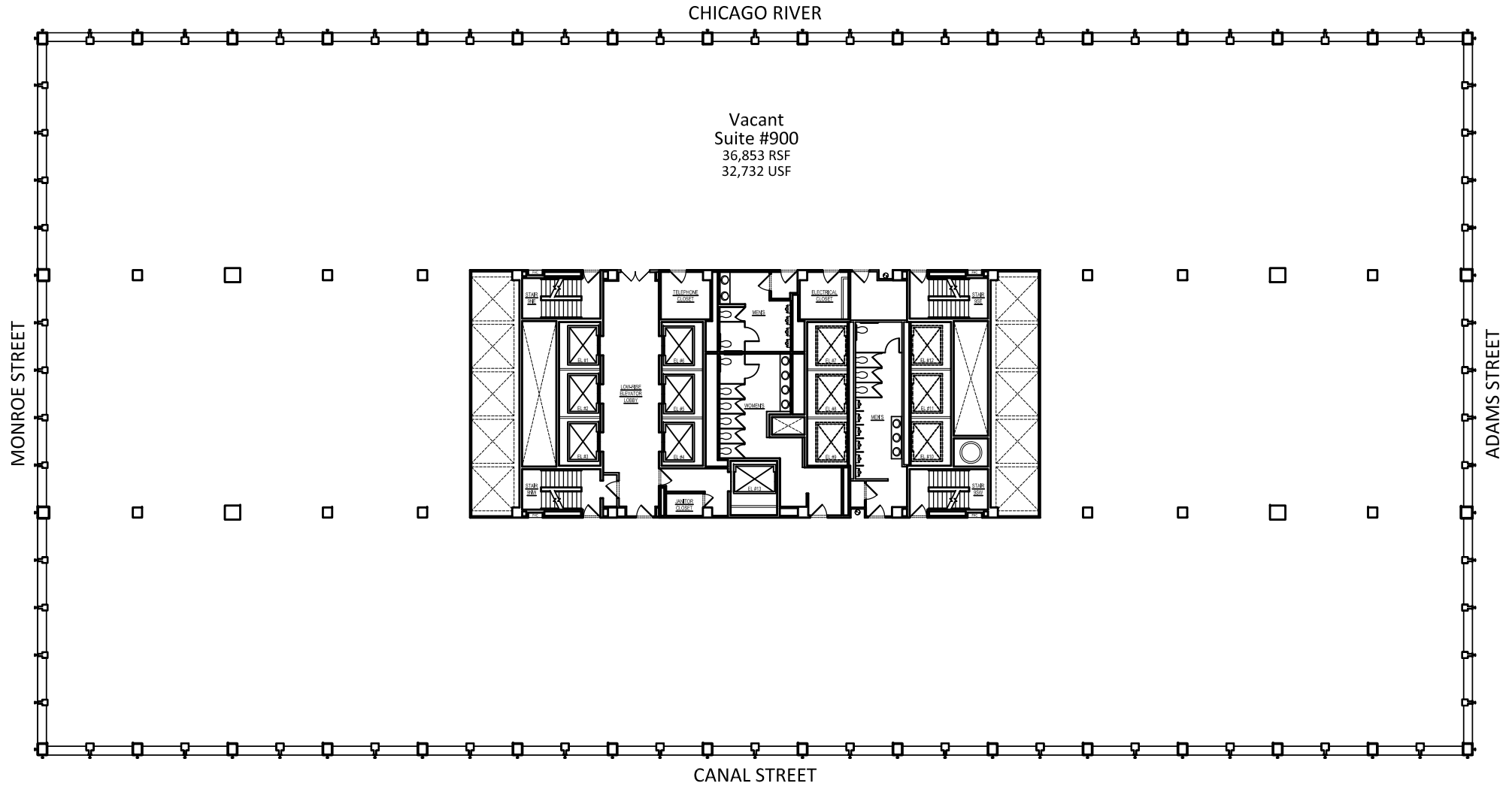
FLOOR 07 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





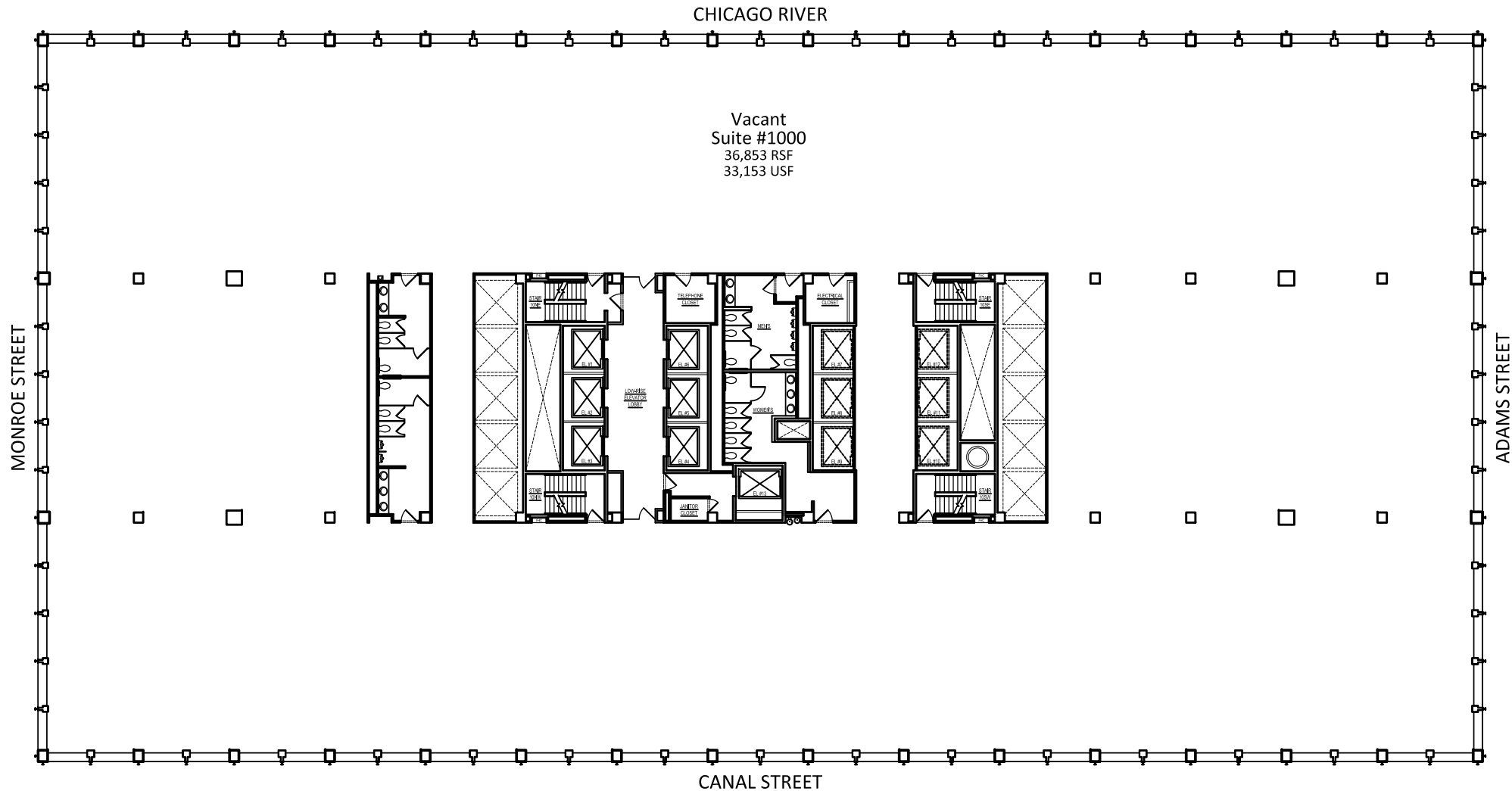
FLOOR 08 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	VACANT	32,630	1.1294	36,853	0	36,853
FLOOR TOTALS		32,630	1.1294	36,853	0	36,853





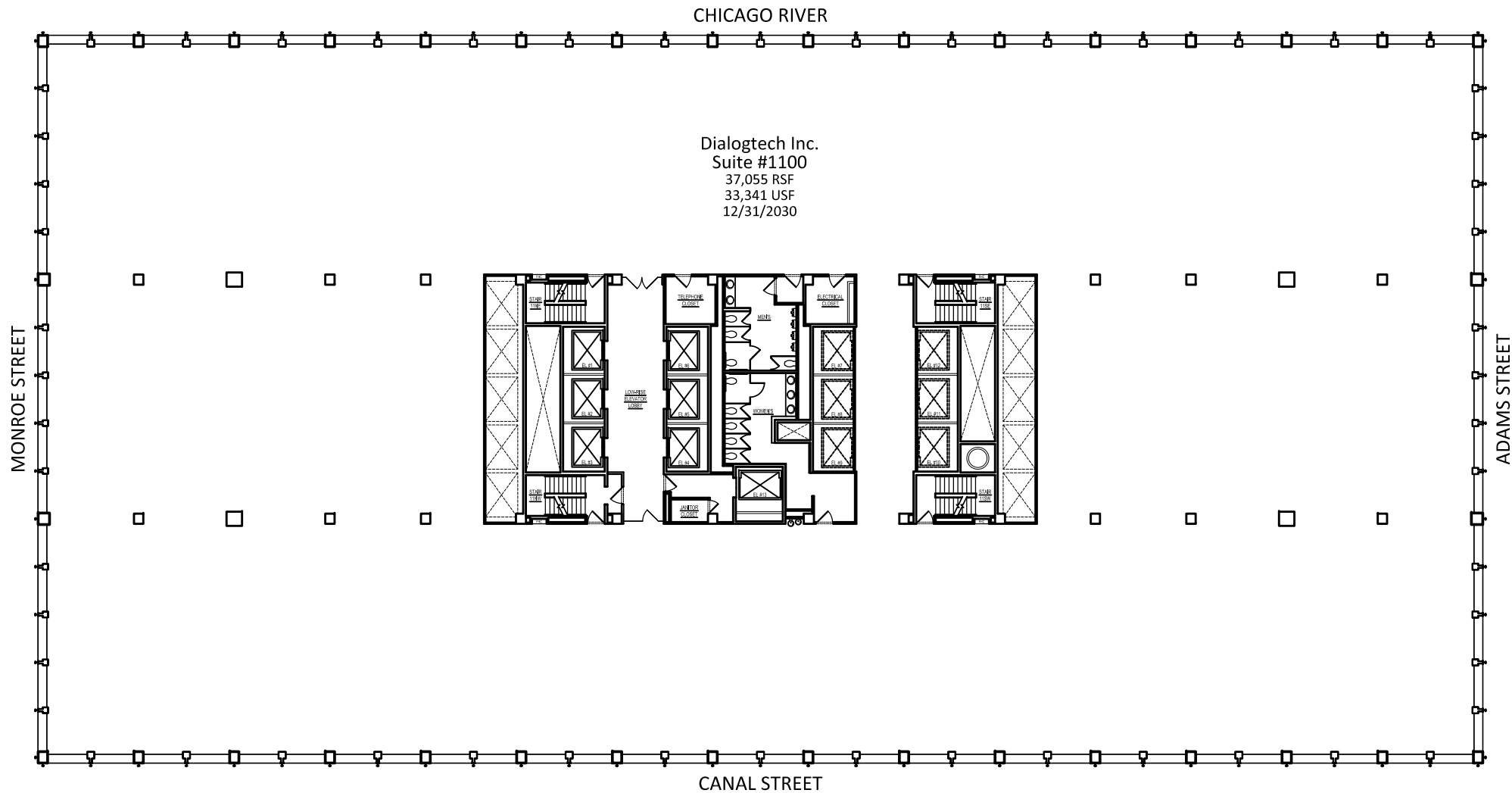
FLOOR 09 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
900	VACANT	32,732	1.1259	36,853	0	36,853
FLOOR TOTALS		32,732	1.1259	36,853	0	36,853





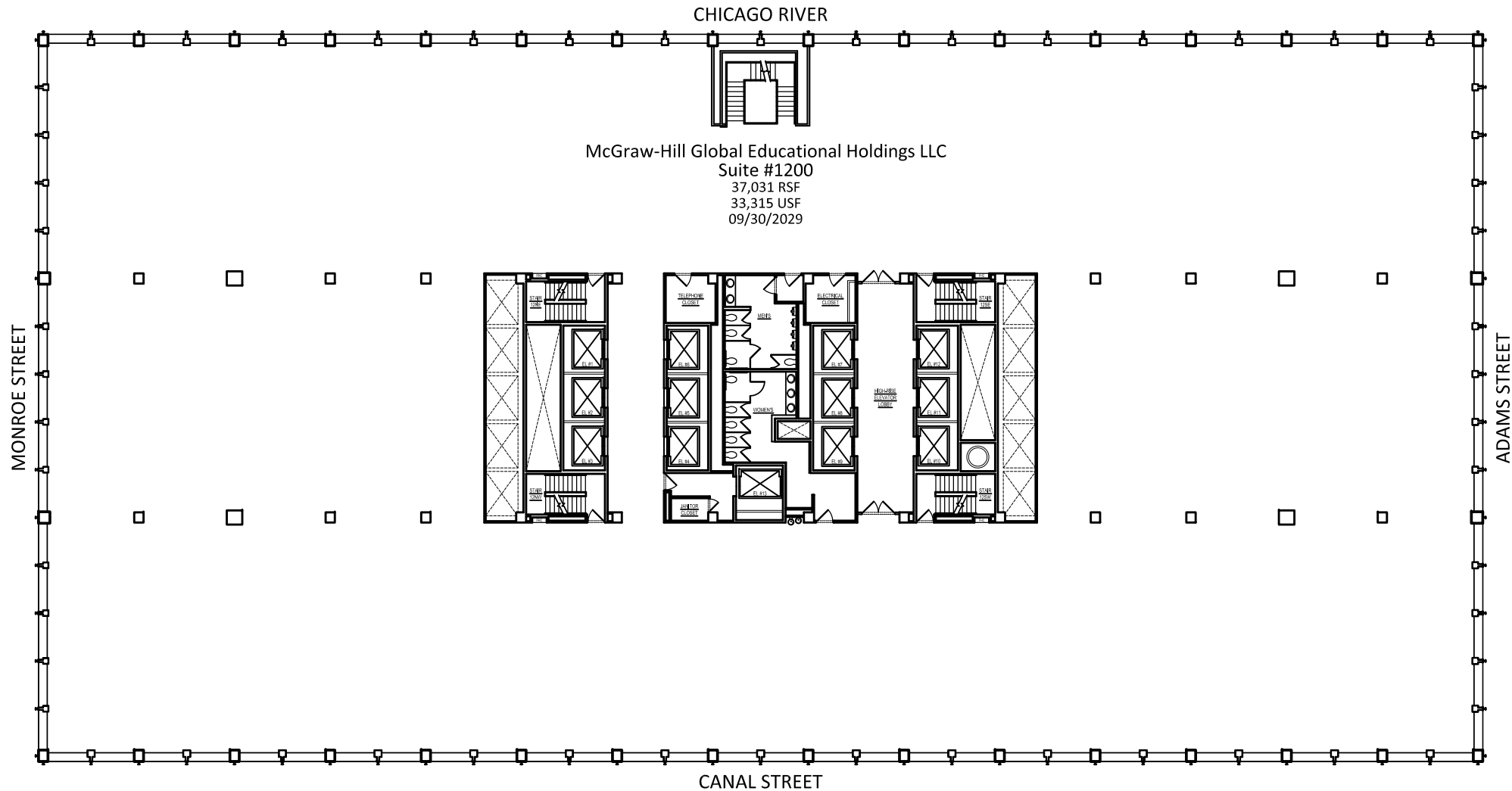
FLOOR 10 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





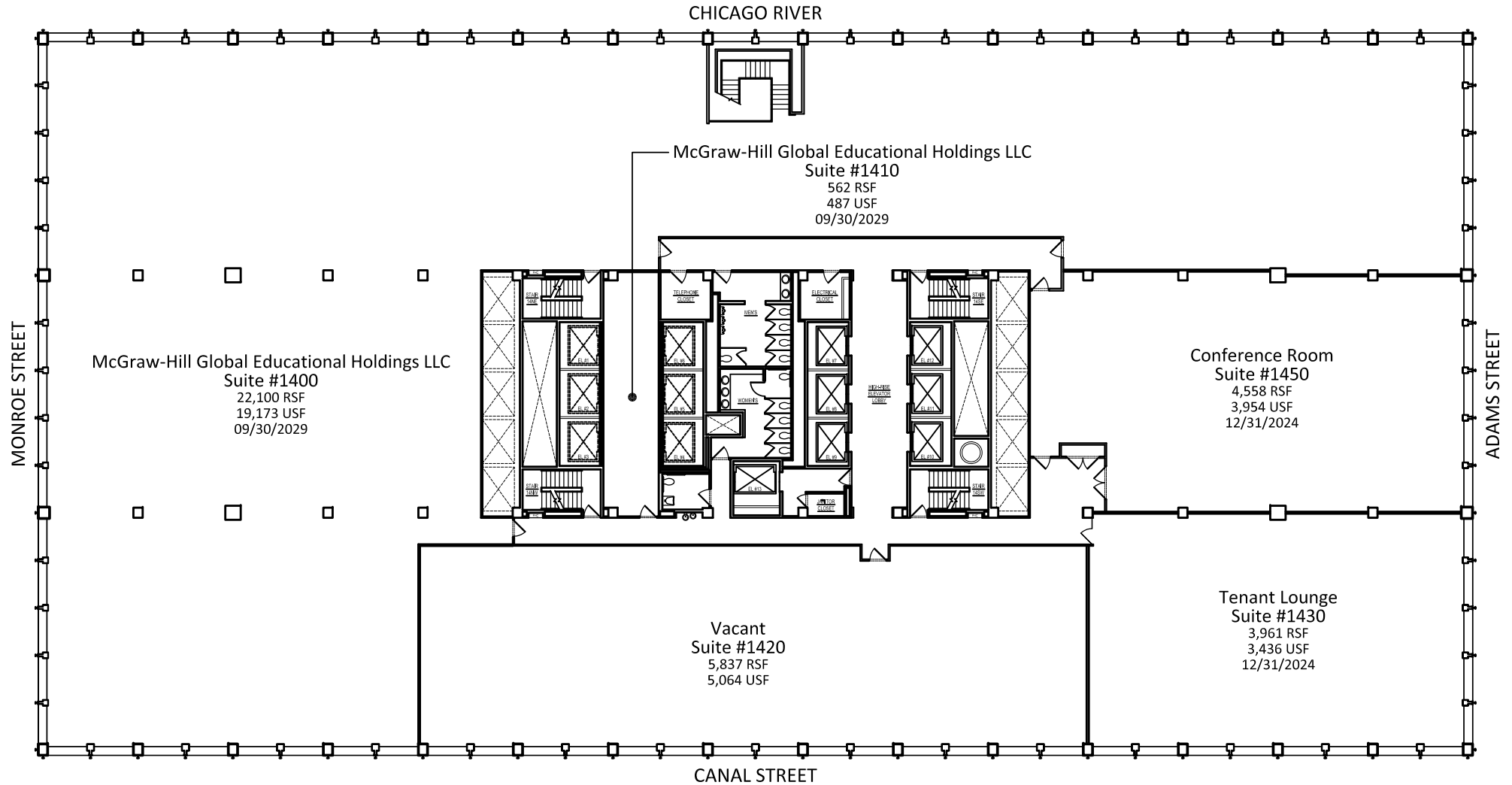
FLOOR 11 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	DIALOGTECH INC.	33,341	1.1114	37,055	37,055	0
FLOOR TOTALS		33,341	1.1114	37,055	37,055	0





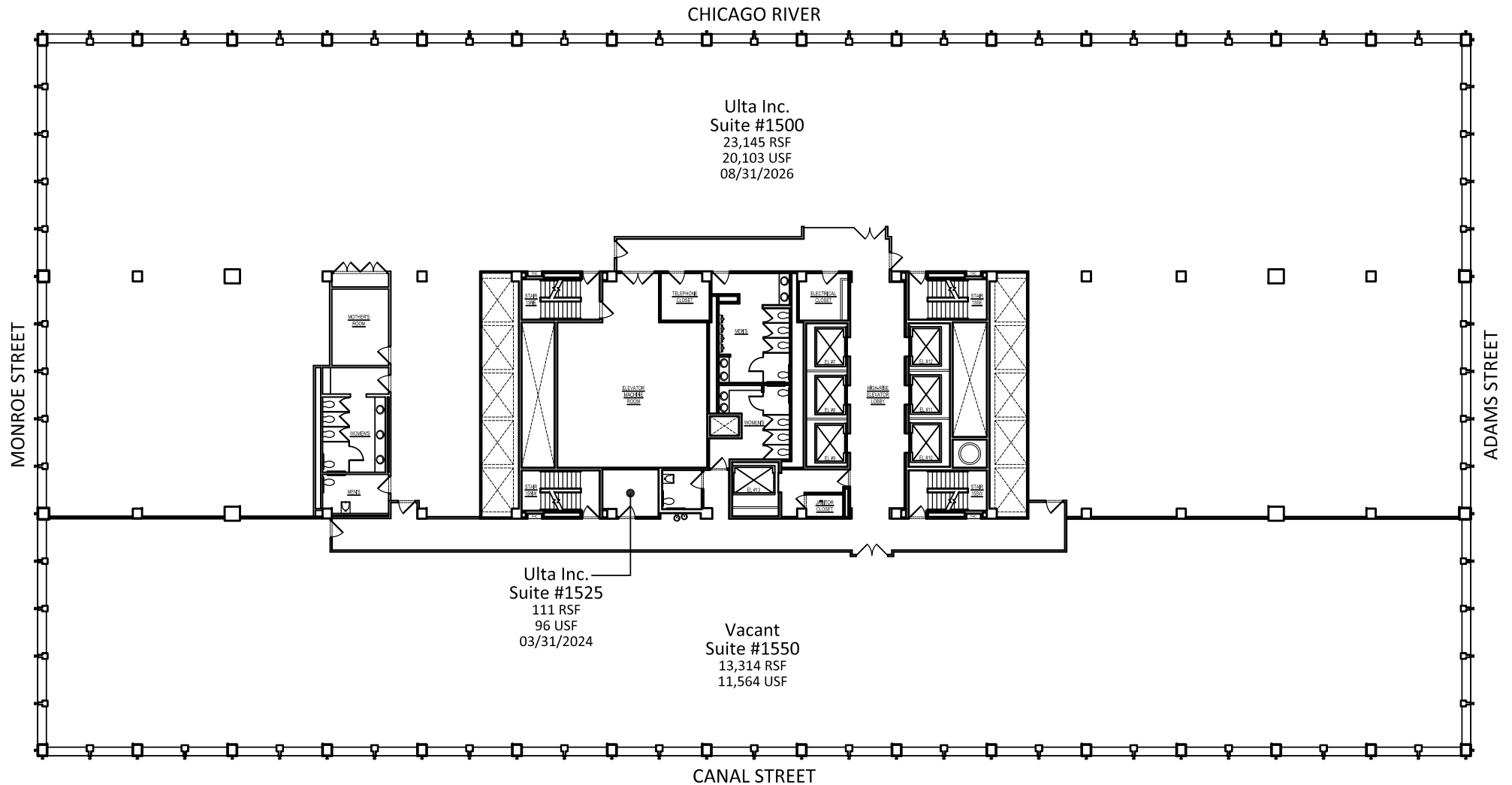
FLOOR 12 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS LLC	33,315	1.1115	37,031	37,031	0
FLOOR TOTALS		33,315	1.1115	37,031	37,031	0





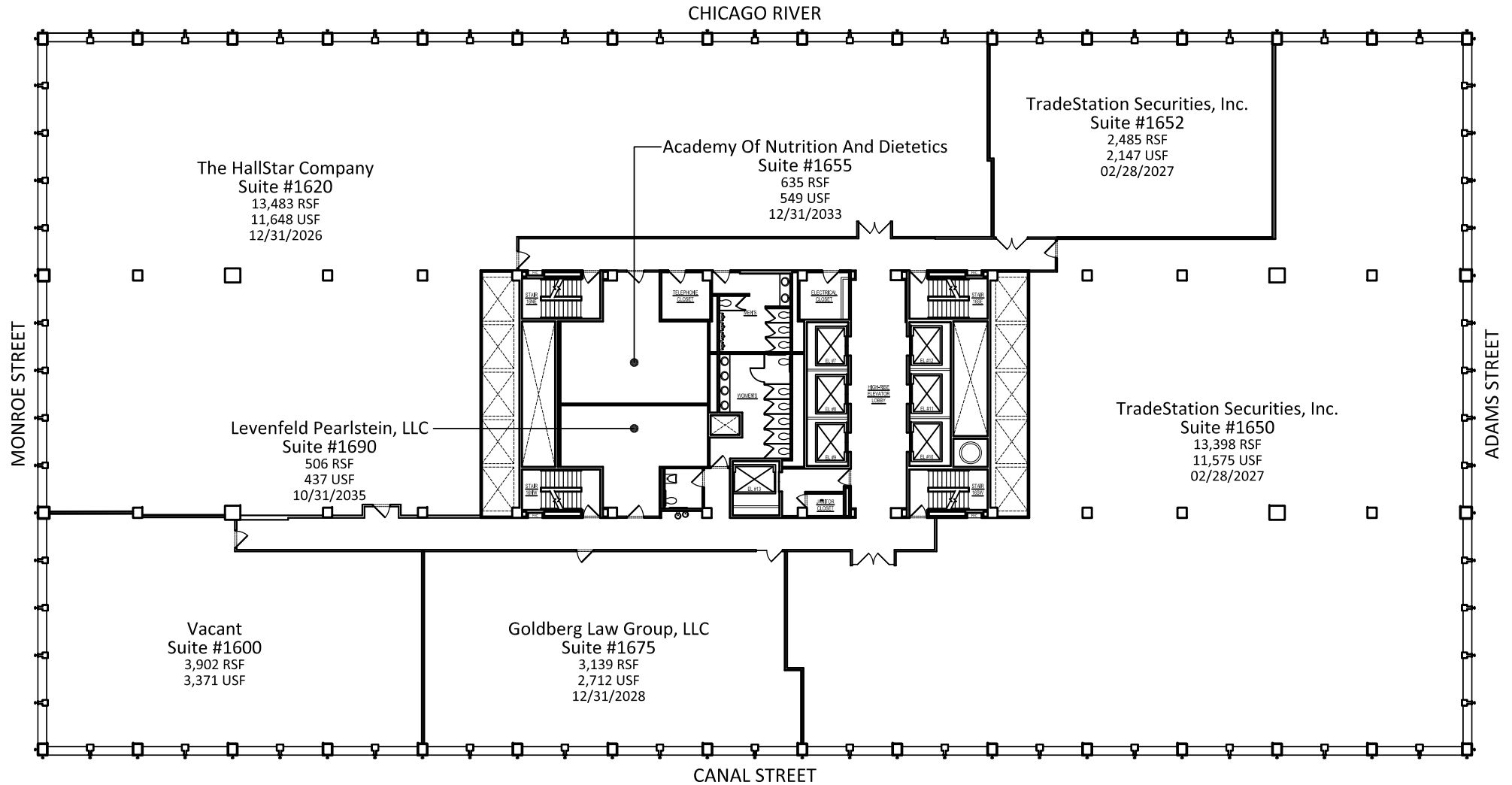
FLOOR 14 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400	MCGRW-HILL GLOBAL EDUCATION HOLDINGS LLC	19,173	1.1526	22,100	22,100	0
1410	MCGRW-HILL GLOBAL EDUCATION HOLDINGS LLC	488	1.1526	562	562	0
1420	VACANT	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





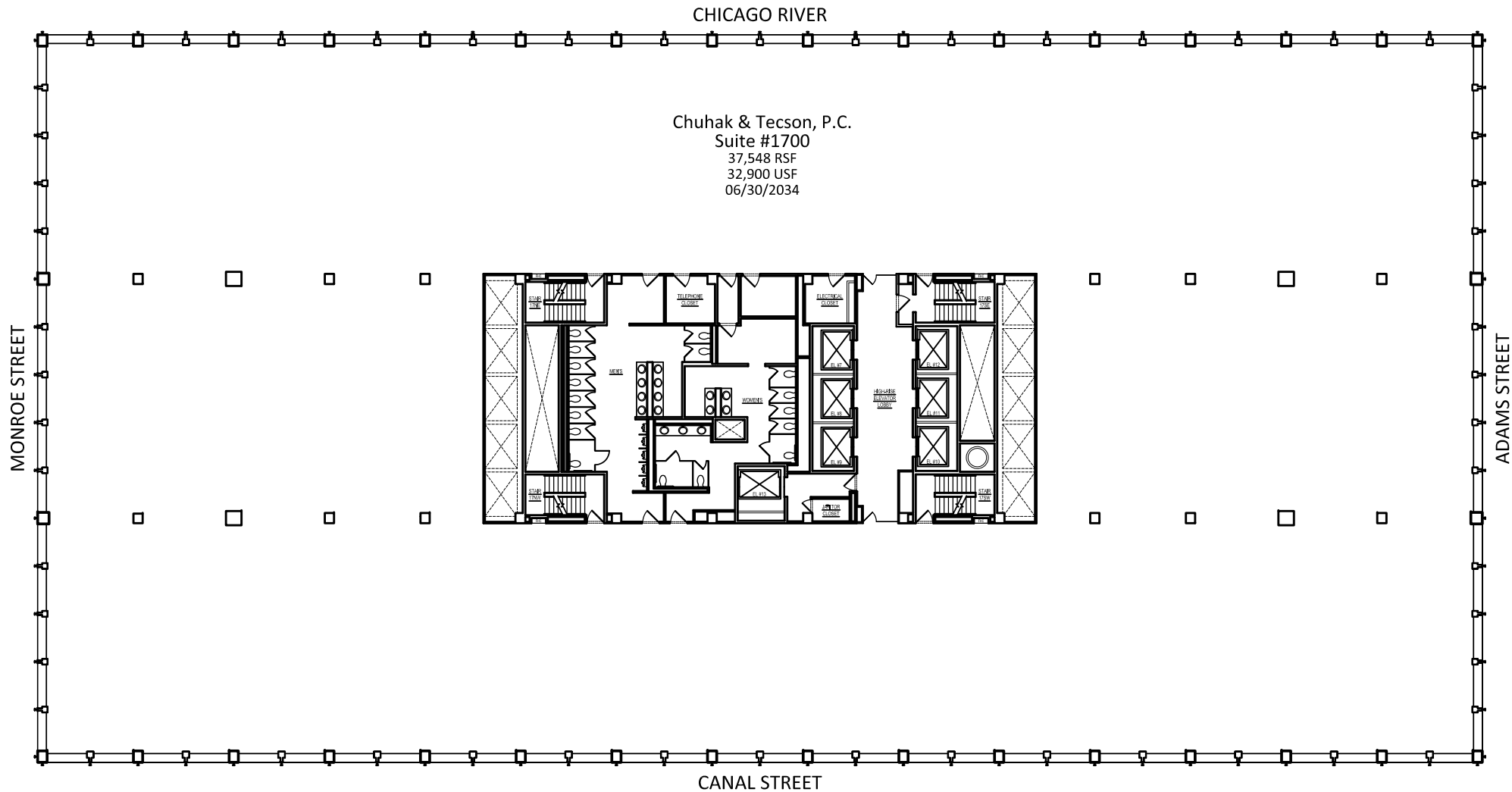
FLOOR 15 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ULTA INC.	20,103	1.1514	23,145	23,131	14
1525	ULTA INC.	96	1.1514	111	115	-4
1550	VACANT	11,564	1.1514	13,314	0	13,314
FLOOR TOTALS		31,762	1.1514	36,570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





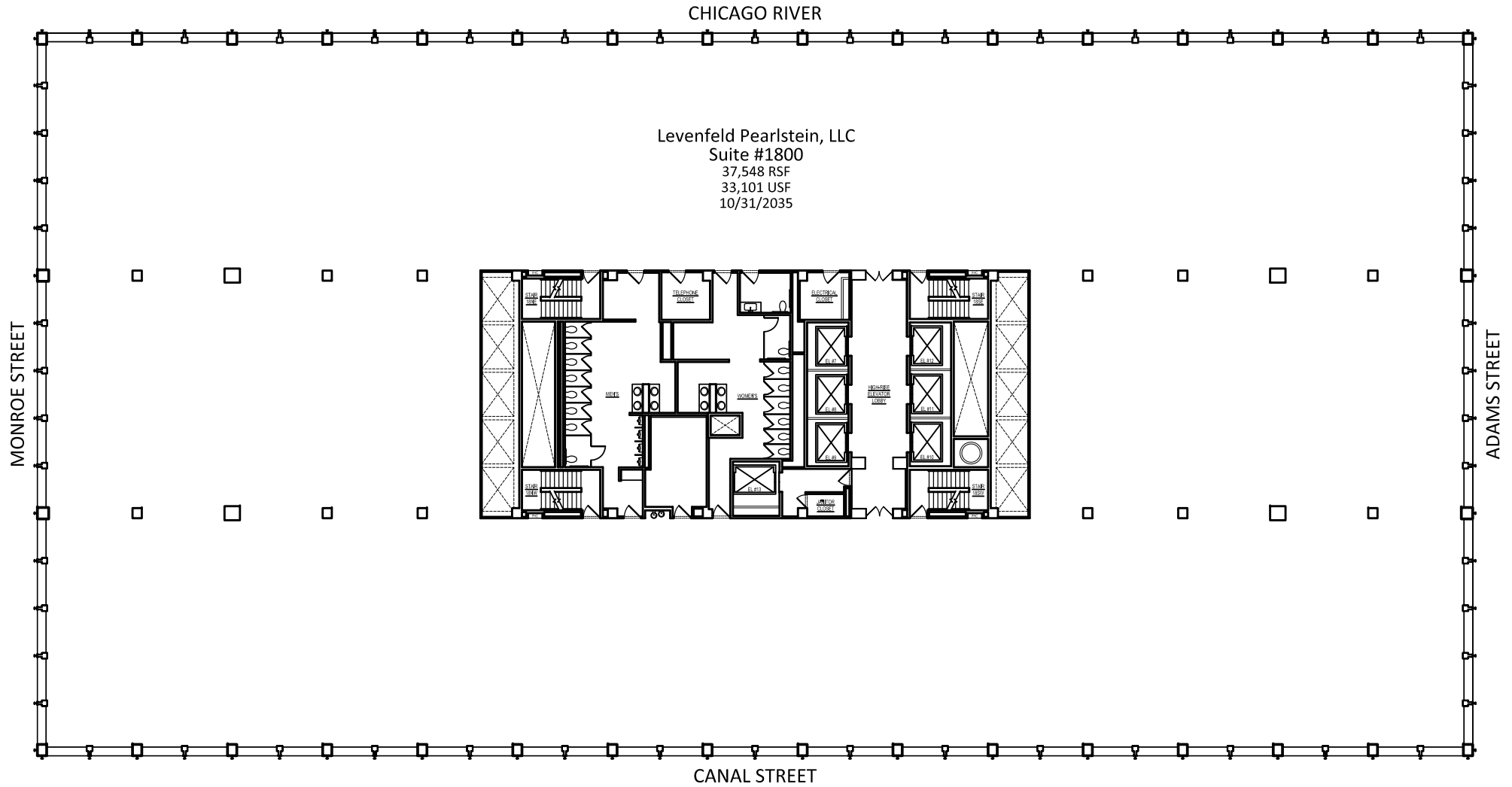
FLOOR 16 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	VACANT	3,371	1.1575	3,902	0	3,902
1620	THE HALLSTAR COMPANY	11,648	1.1575	13,483	13,542	-59
1650	TRADESTATION SECURITIES, INC.	11,575	1.1575	13,398	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





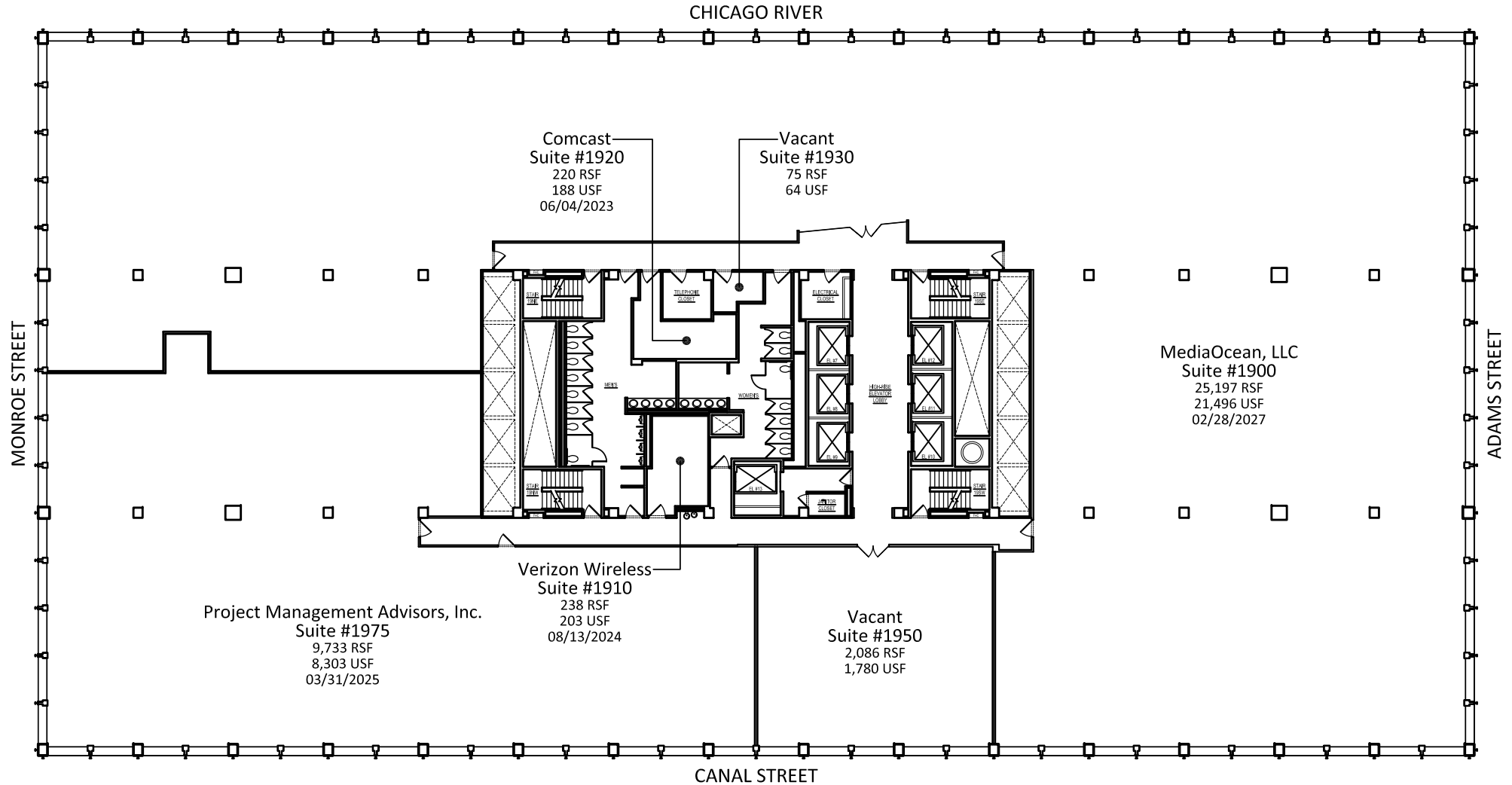
FLOOR 17 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700	CHUHAK & TECSON, P.C.	32,900	1.1413	37,548	37,548	0
FLOOR TOTALS		32,900	1.1413	37,548	37,548	0





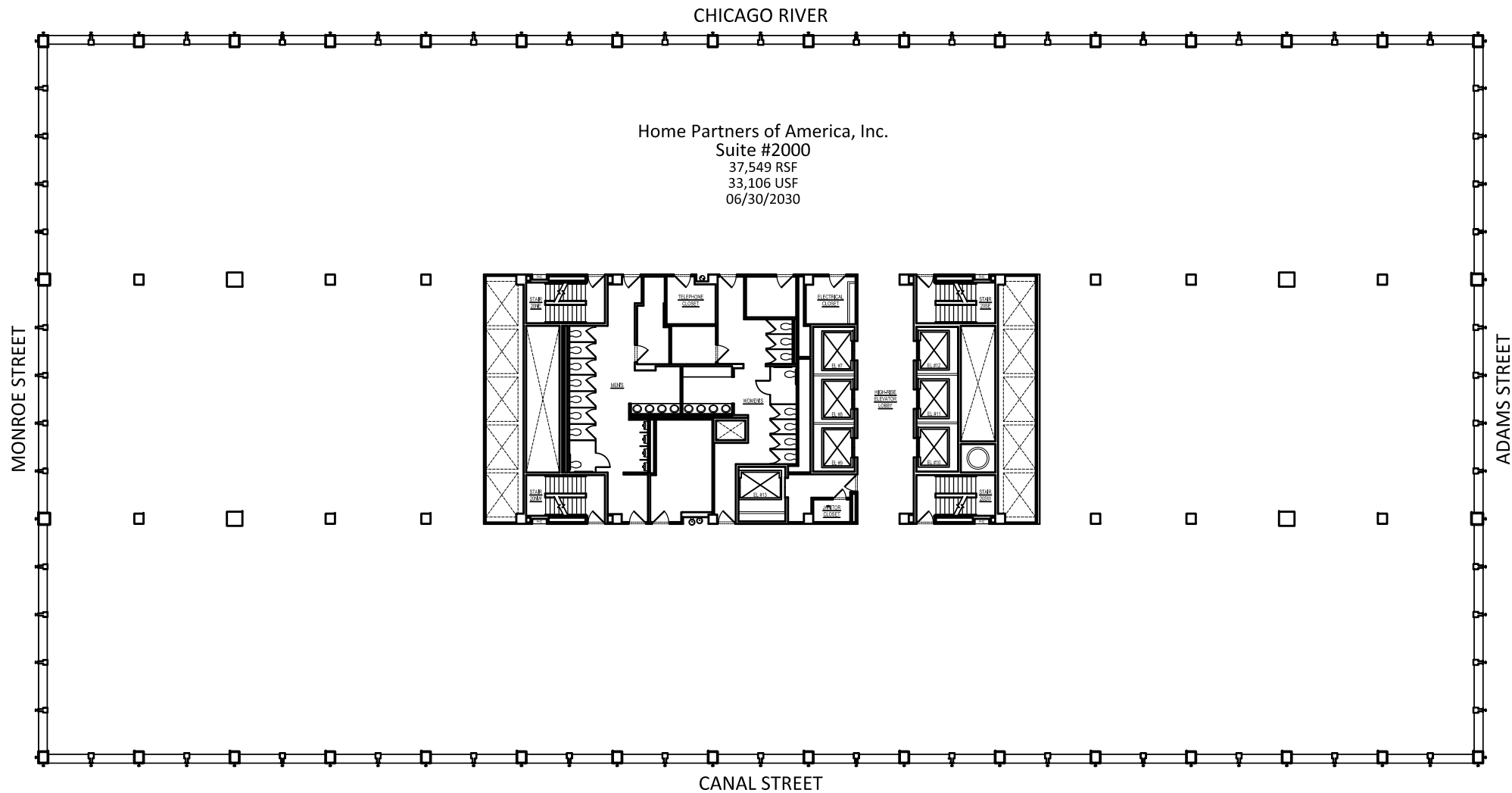
FLOOR 18 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	LEVENFELD PEARLSTEIN, LLC	33,101	1.1344	37,548	37,548	0
FLOOR TOTALS		33,101	1.1344	37,548	37,548	0





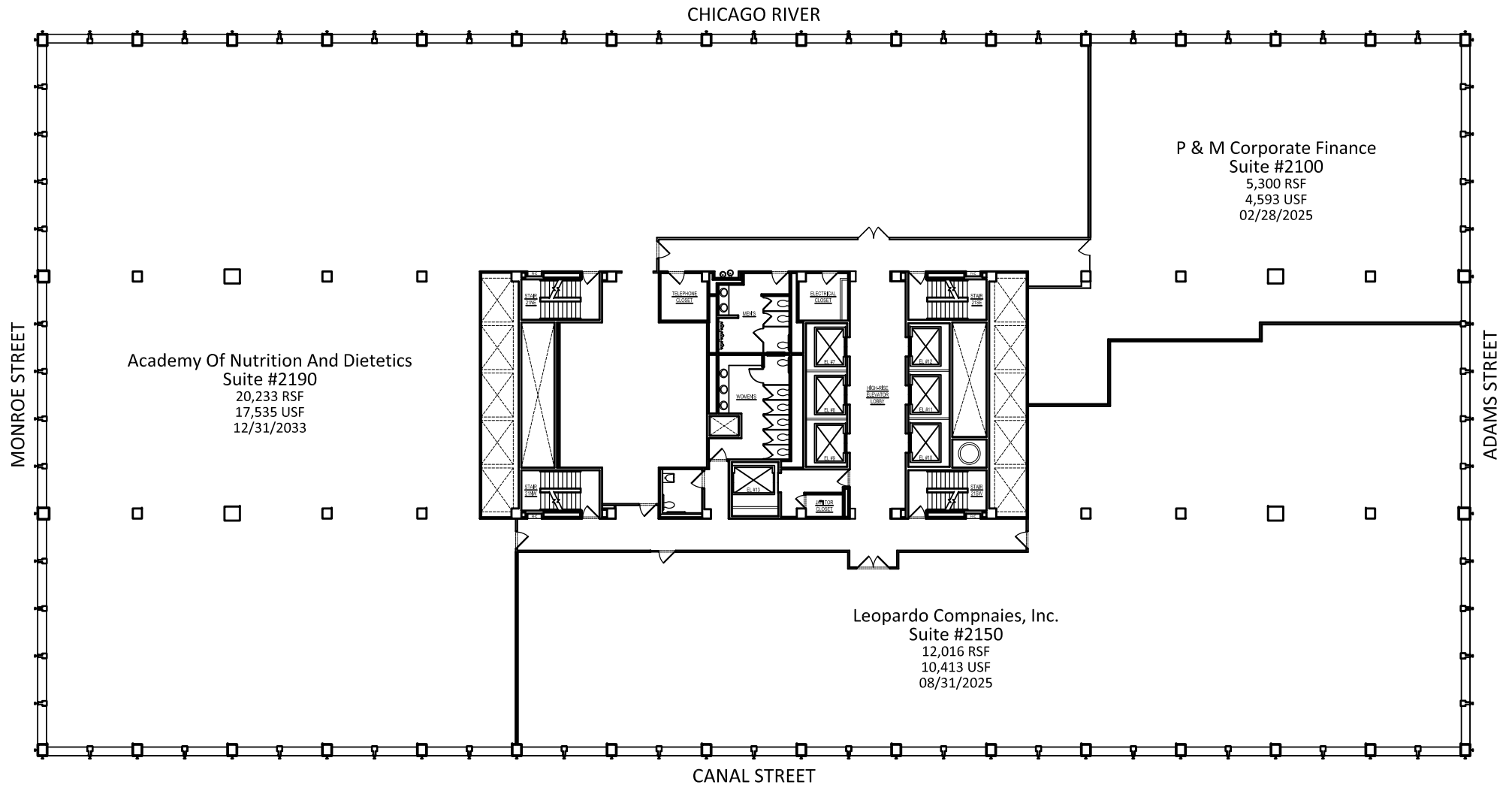
FLOOR 19 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	MEDIAOCEAN, LLC	21,496	1.1722	25,197	25,090	107
1910	VERIZON WIRELESS	203	1.1722	238	238	0
1920	COMCAST	188	1.1722	220	220	0
1930	VACANT	64	1.1722	75	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





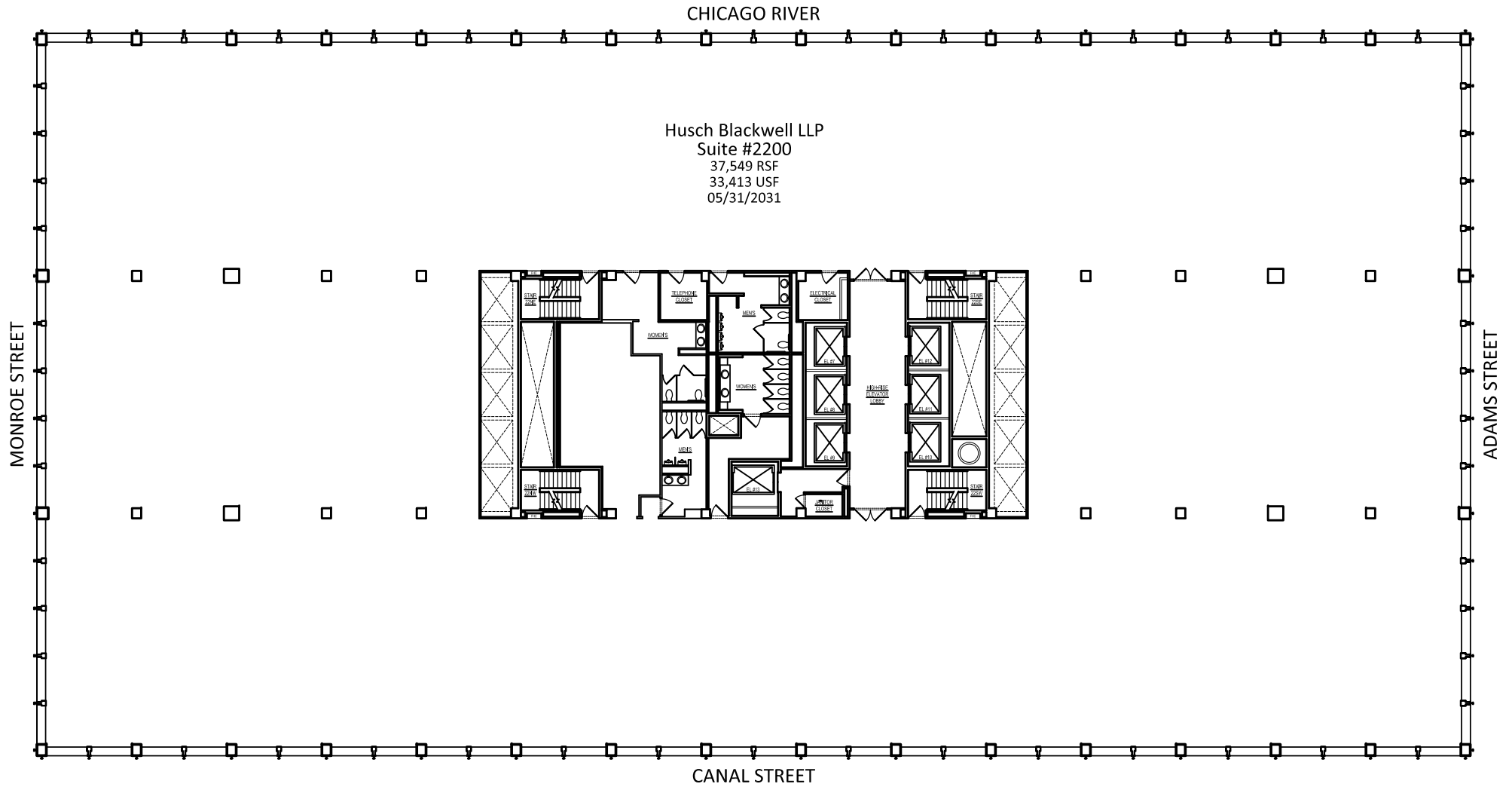
FLOOR 20 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	HOME PARTNERS OF AMERICA, INC.	33,106	1.1342	37,549	37,549	0
FLOOR TOTALS		33,106	1.1342	37,549	37,549	0





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

