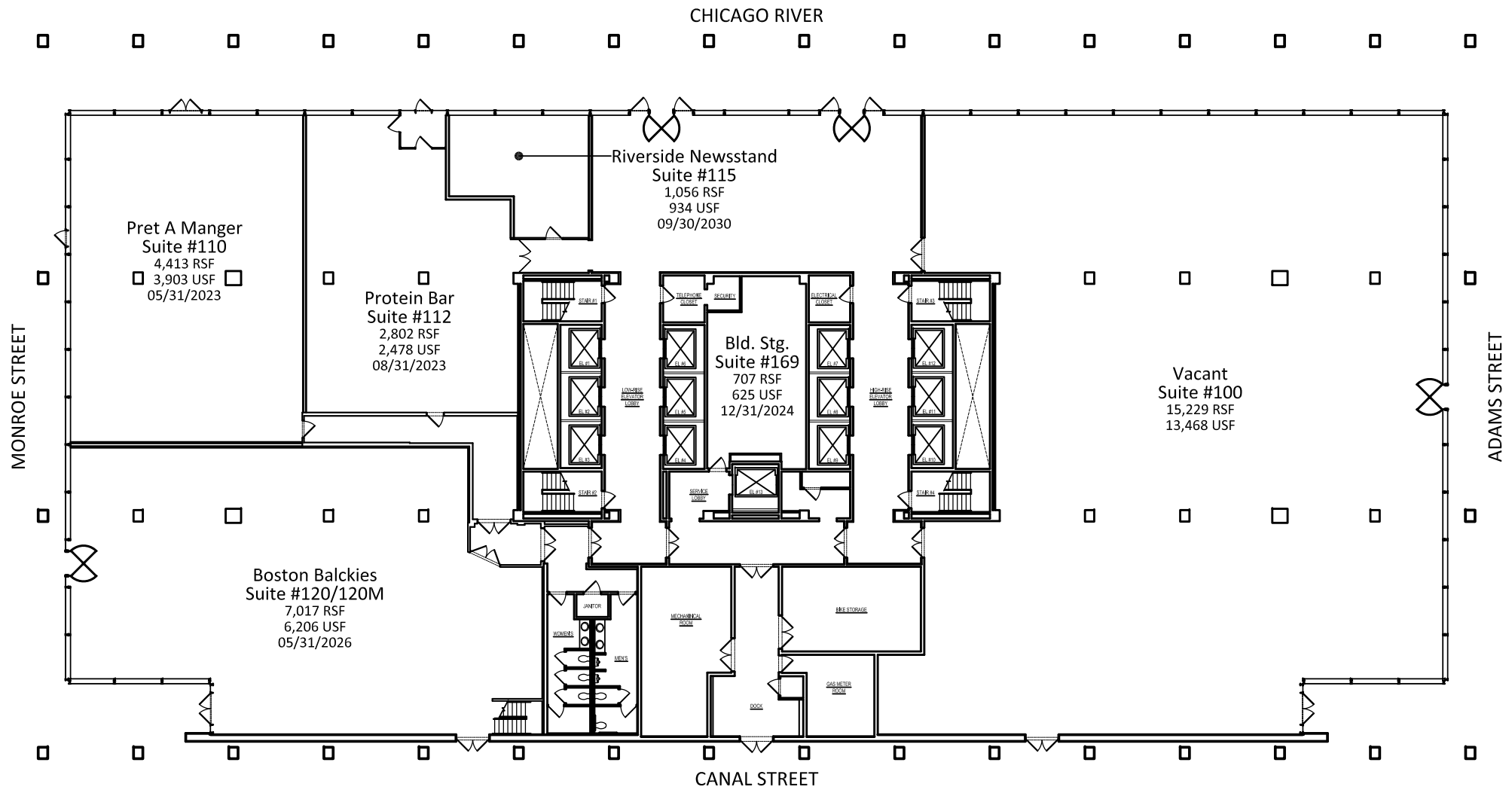


**120 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606****BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0766**

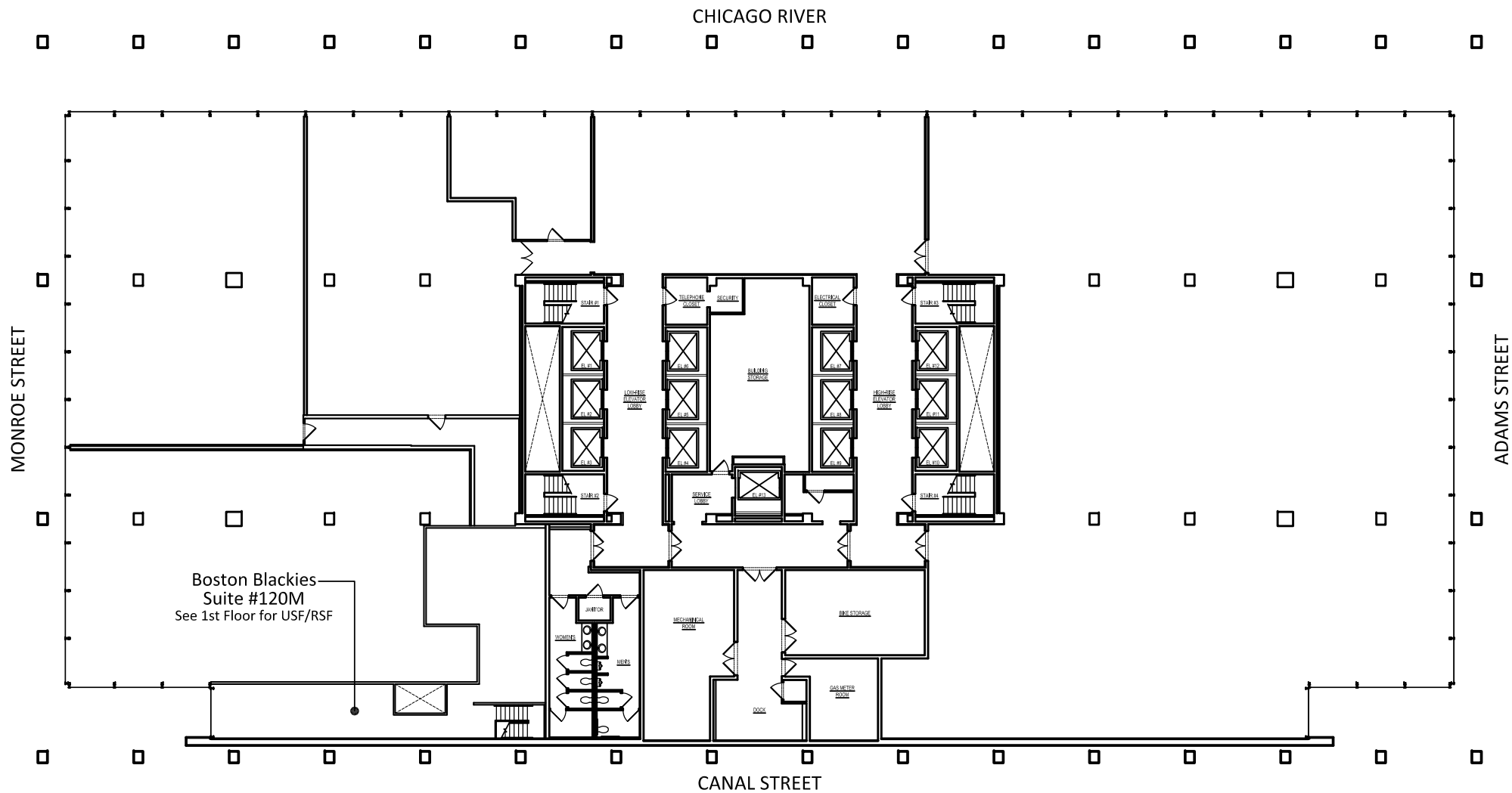
| FLOOR NUMBER | % LEASED | MEASURED USF | CURRENT RSF | FUTURE RSF | FUTURE RSF NET GAIN/LOSS | CURRENT VACANT RSF | LOAD FACTOR | LOSS FACTOR |
|--------------|----------|--------------|-------------|------------|--------------------------|--------------------|-------------|-------------|
| 01           | 44.17%   | 27,613       | 13,793      | 31,224     | 2,202                    | 15,229             | 1.1308      | 11.56%      |
| 03           | 95.90%   | 6,549        | 7,762       | 8,094      | 332                      | 0                  | 1.2359      | 19.09%      |
| 04           | 97.66%   | 33,153       | 35,992      | 36,853     | 861                      | 0                  | 1.1116      | 10.04%      |
| 05           | 97.66%   | 33,153       | 35,992      | 36,853     | 861                      | 0                  | 1.1116      | 10.04%      |
| 06           | 97.66%   | 33,153       | 35,992      | 36,853     | 861                      | 0                  | 1.1116      | 10.04%      |
| 07           | 97.66%   | 33,153       | 35,992      | 36,853     | 861                      | 0                  | 1.1116      | 10.04%      |
| 08           | 97.66%   | 32,733       | 35,992      | 36,853     | 861                      | 0                  | 1.1259      | 11.18%      |
| 09           | 97.66%   | 32,732       | 35,992      | 36,853     | 861                      | 0                  | 1.1259      | 11.18%      |
| 10           | 98.21%   | 33,153       | 36,192      | 36,853     | 661                      | 0                  | 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           | 89.28%   | 32,439       | 33,524      | 37,548     | (384)                    | 4,408              | 1.1575      | 13.61%      |
| 17           | 99.82%   | 32,900       | 37,481      | 37,548     | 67                       | 0                  | 1.1413      | 12.38%      |
| 18           | 100.00%  | 33,101       | 37,548      | 37,548     | 0                        | 0                  | 1.1344      | 11.84%      |
| 19           | 94.16%   | 32,033       | 35,356      | 37,549     | 107                      | 2,086              | 1.1722      | 14.69%      |
| 20           | 100.00%  | 33,106       | 37,549      | 37,549     | 0                        | 0                  | 1.1342      | 11.83%      |
| 21           | 67.99%   | 32,541       | 25,530      | 37,549     | 3                        | 12,016             | 1.1539      | 13.34%      |
| 22           | 99.82%   | 33,413       | 37,481      | 37,549     | 68                       | 0                  | 1.1238      | 11.01%      |
| TOTALS       | 91.36%   | 625,458      | 646,631     | 707,803    | 8,282                    | 52,890             |             |             |

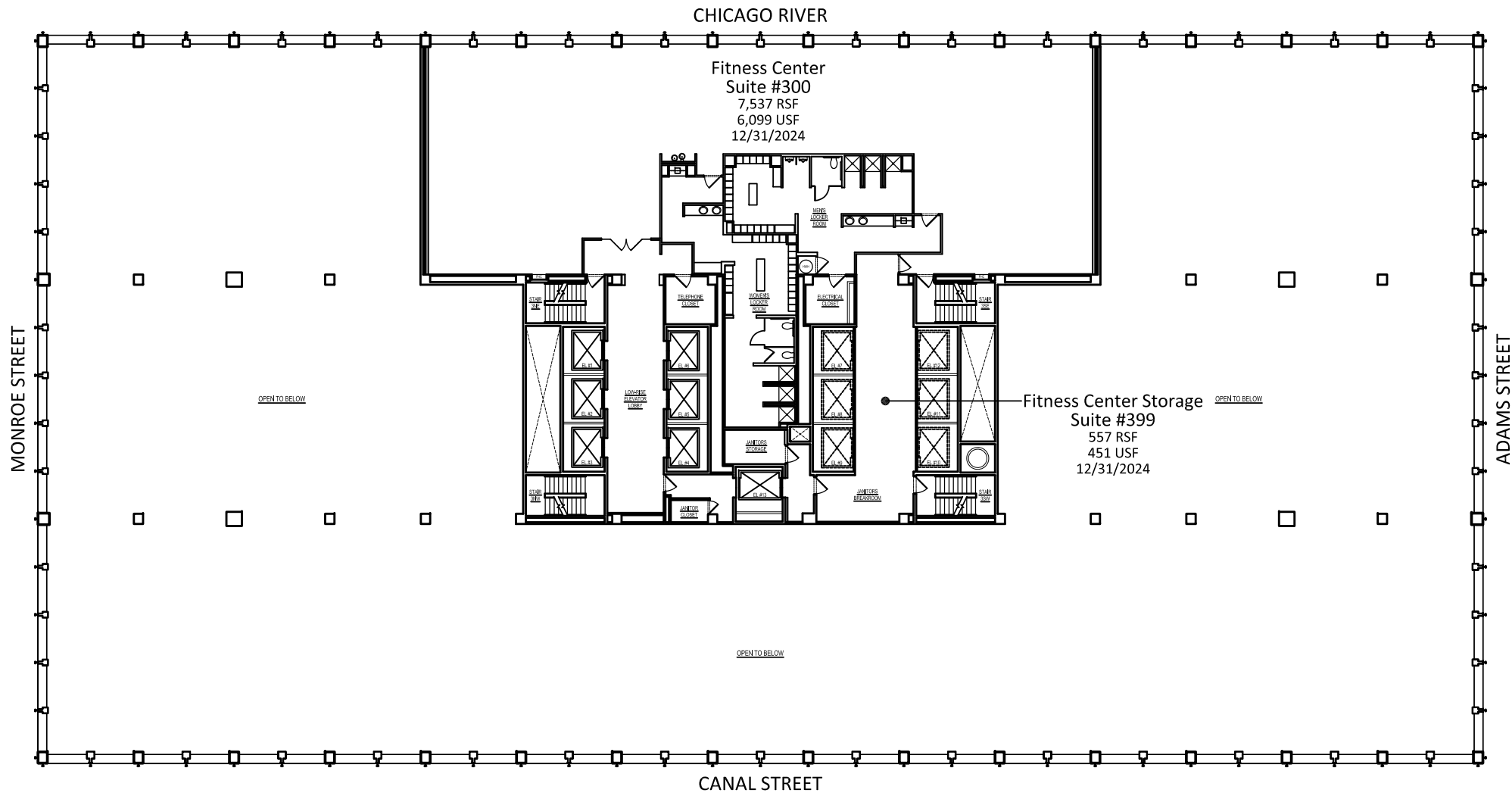
Main Lobby = 1,900 SF  
Elevator Lobbies = 951 SF



| 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                         | PRET A MANGER       | 3,903         | 1.1308      | 4,413                     | 3,317          | 1,096         |
| 112                         | PROTEIN BAR         | 2,478         | 1.1308      | 2,802                     | 2,608          | 194           |
| 115                         | RIVERSIDE NEWSSTAND | 934           | 1.1308      | 1,056                     | 660            | 396           |
| 120                         | BOSTON BLACKIES     | 6,205         | 1.1308      | 7,017                     | 6,512          | 505           |
| 169                         | BUILDING MANAGEMENT | 625           | 1.1308      | 707                       | 696            | 11            |
| FLOOR TOTALS                |                     | 27,613        | 1.1308      | 31,224                    | 13,793         | 17,431        |



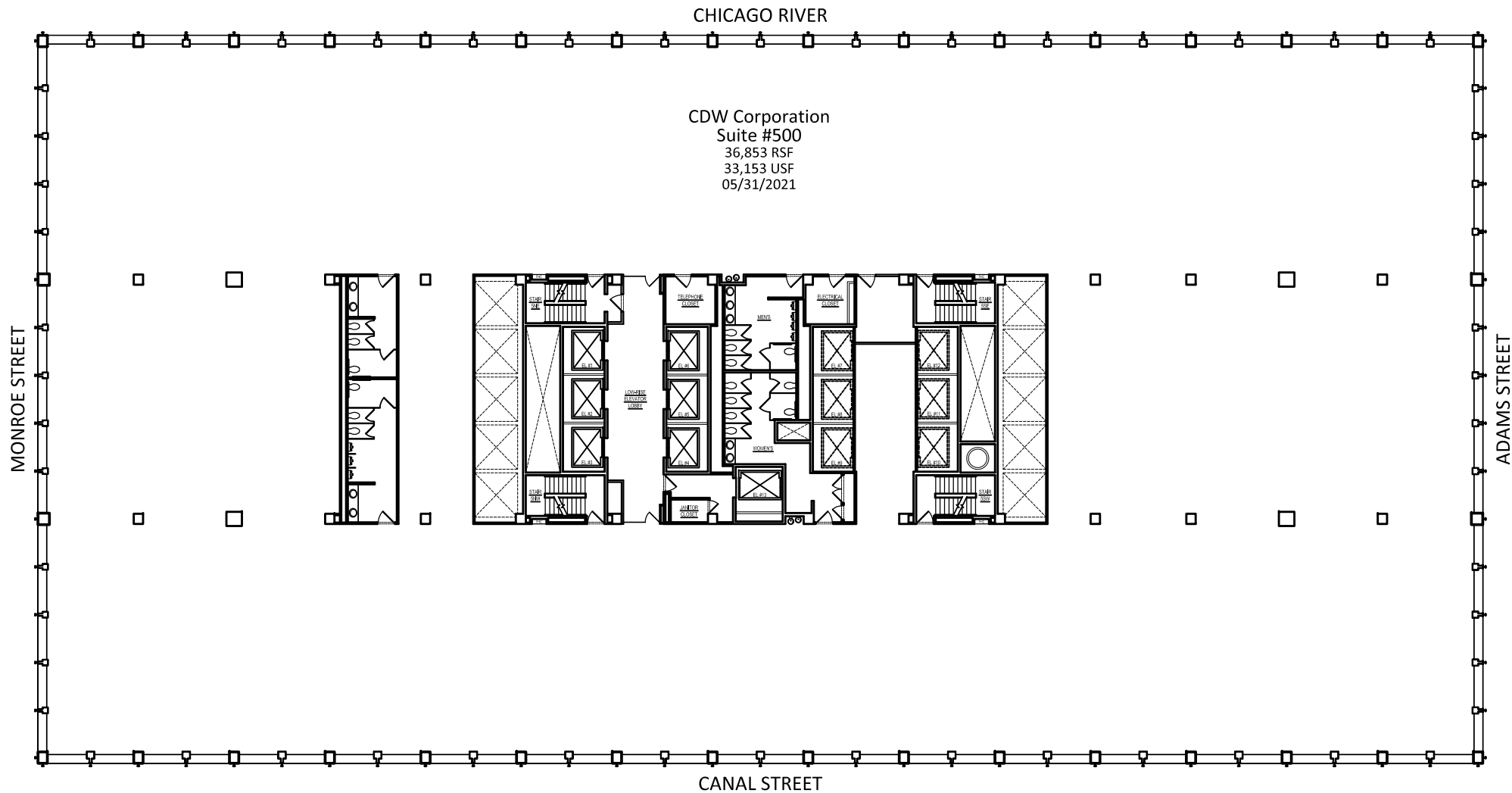




| FLOOR 03 TENANT INFORMATION |                        |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME            | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 300                         | FITNESS CENTER         | 6,099         | 1.2359      | 7,537                     | 7,471          | 66            |
| 399                         | FITNESS CENTER STORAGE | 451           | 1.2359      | 557                       | 291            | 266           |
| FLOOR TOTALS                |                        | 6,549         | 1.2359      | 8,094                     | 7,762          | 332           |

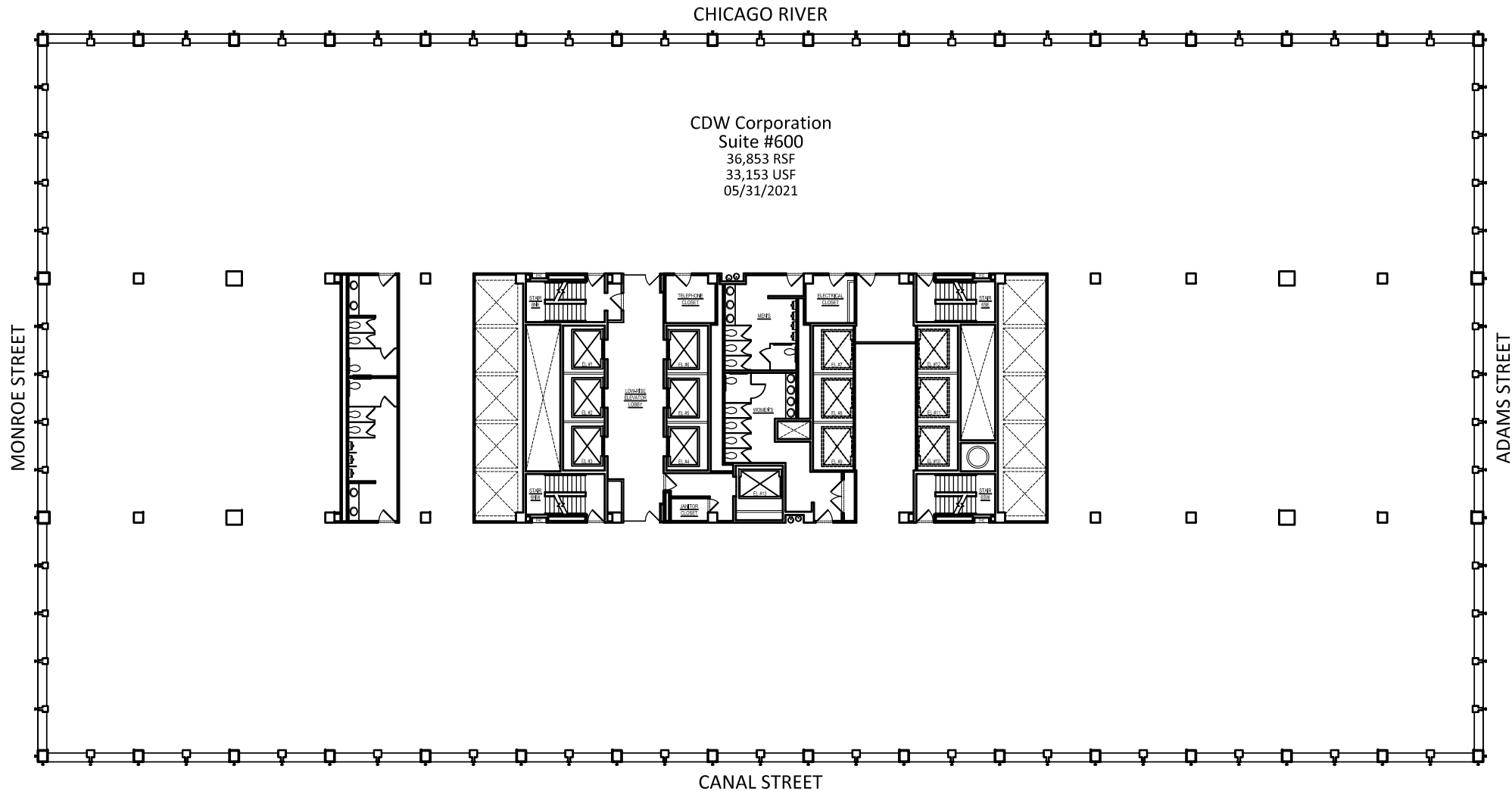






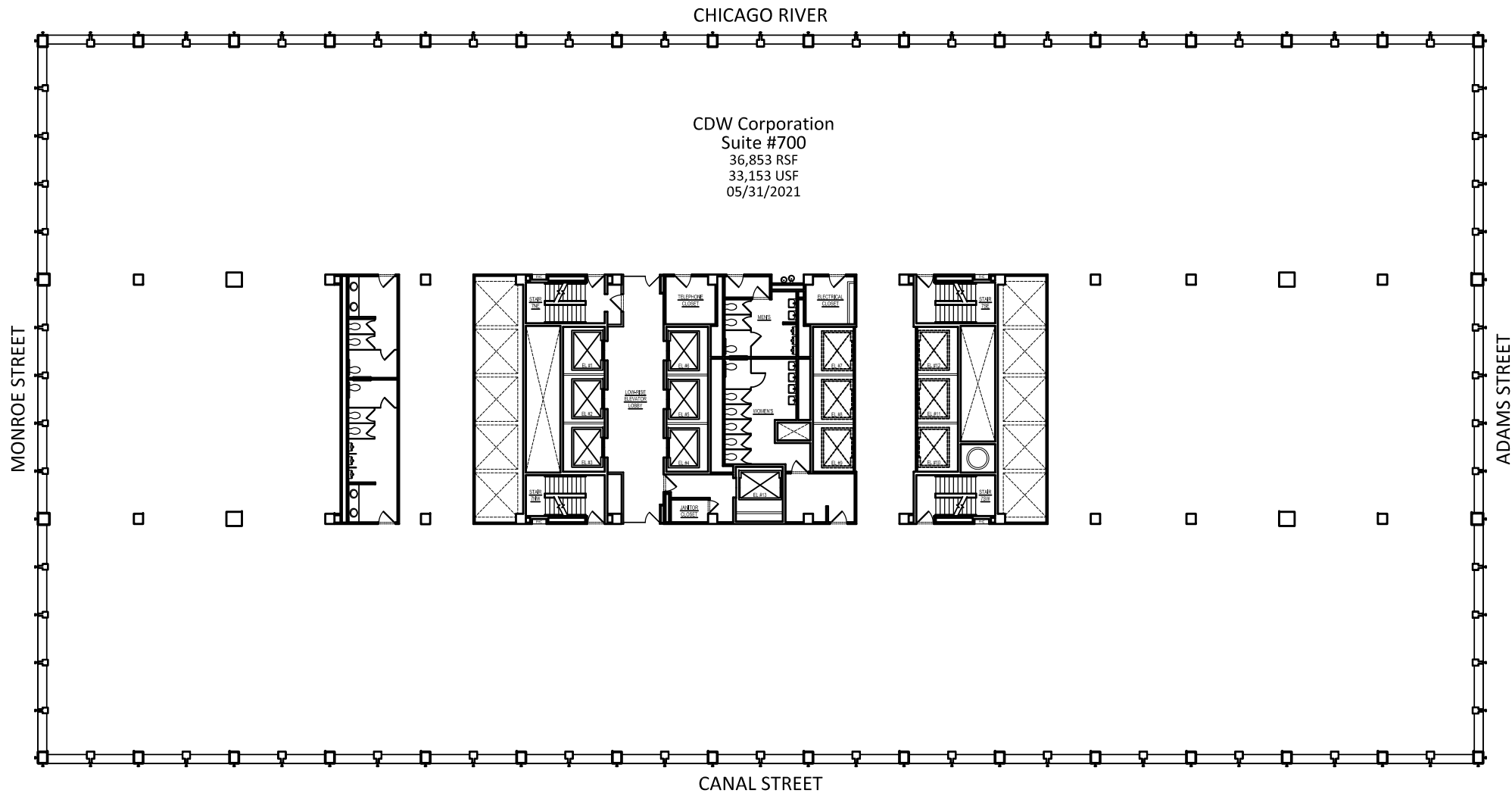
| FLOOR 05 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME     | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 500                         | CDW CORPORATION | 33,153        | 1.1116      | 36,853                    | 35,992         | 861           |
| FLOOR TOTALS                |                 | 33,153        | 1.1116      | 36,853                    | 35,992         | 861           |





| FLOOR 06 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME     | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 600                         | CDW CORPORATION | 33,153        | 1.1116      | 36,853                    | 35,992         | 861           |
| FLOOR TOTALS                |                 | 33,153        | 1.1116      | 36,853                    | 35,992         | 861           |

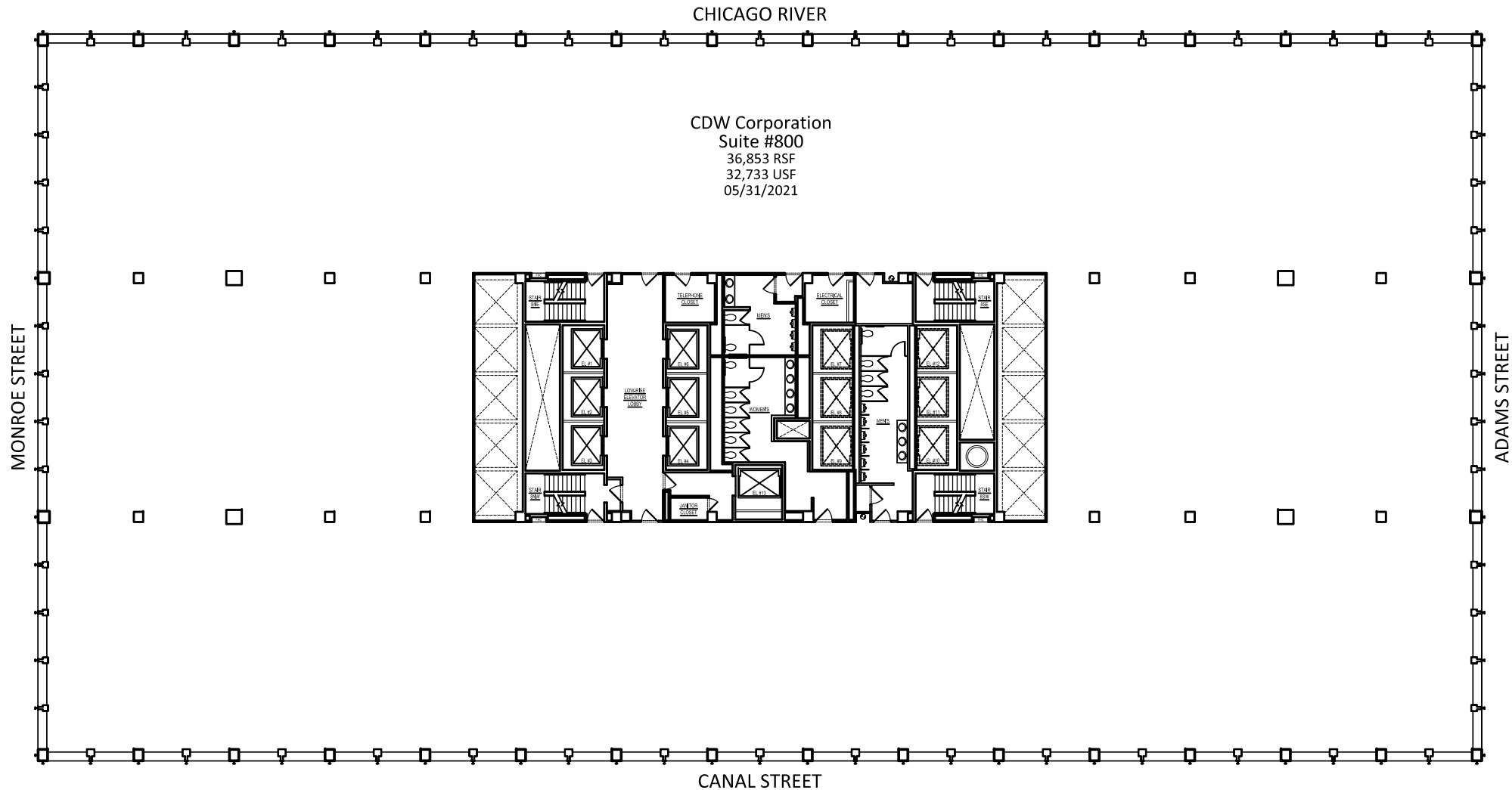




| FLOOR 07 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME     | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 700                         | CDW CORPORATION | 33,153        | 1.1116      | 36,853                    | 35,992         | 861           |
| FLOOR TOTALS                |                 | 33,153        | 1.1116      | 36,853                    | 35,992         | 861           |

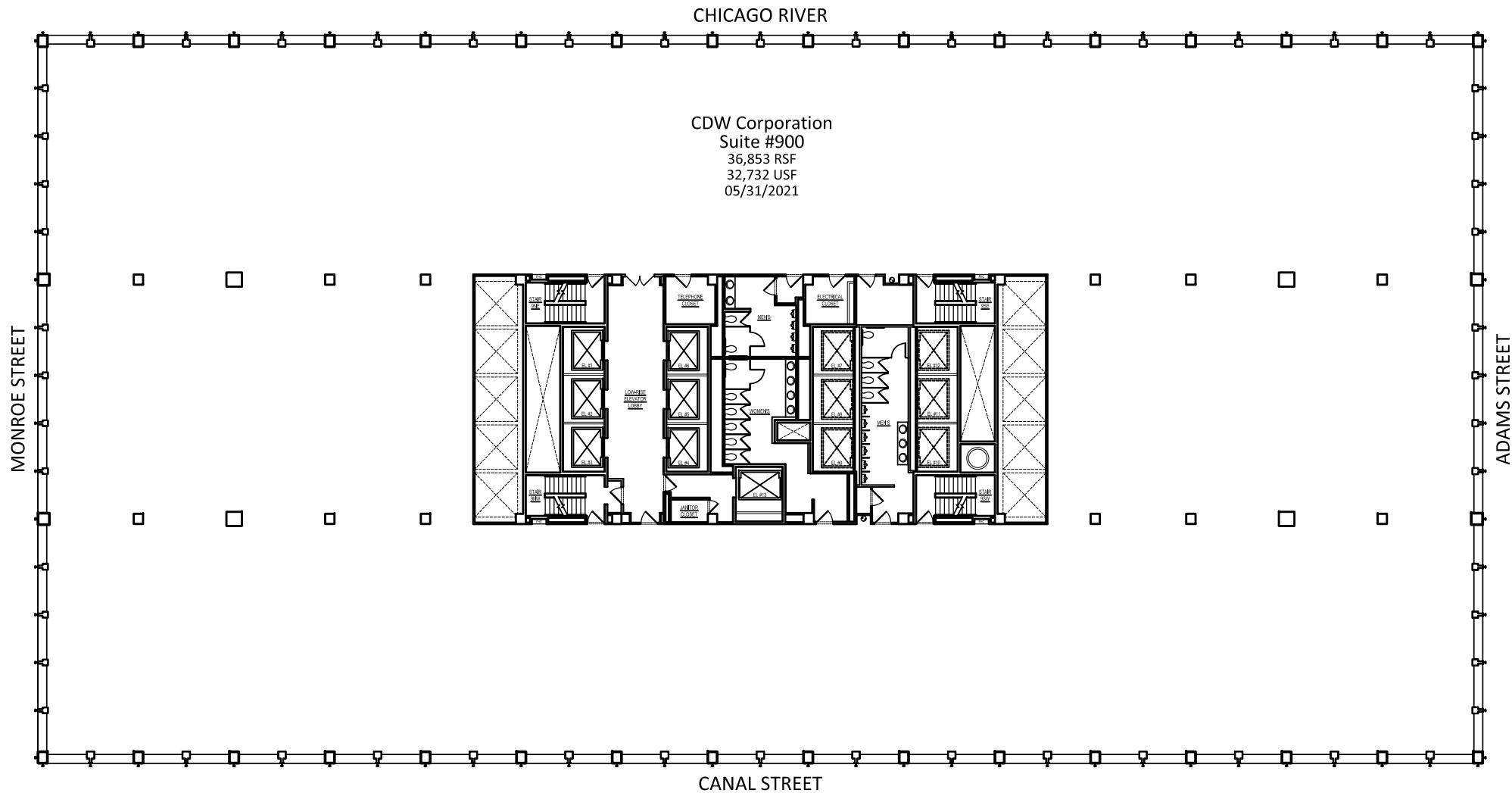






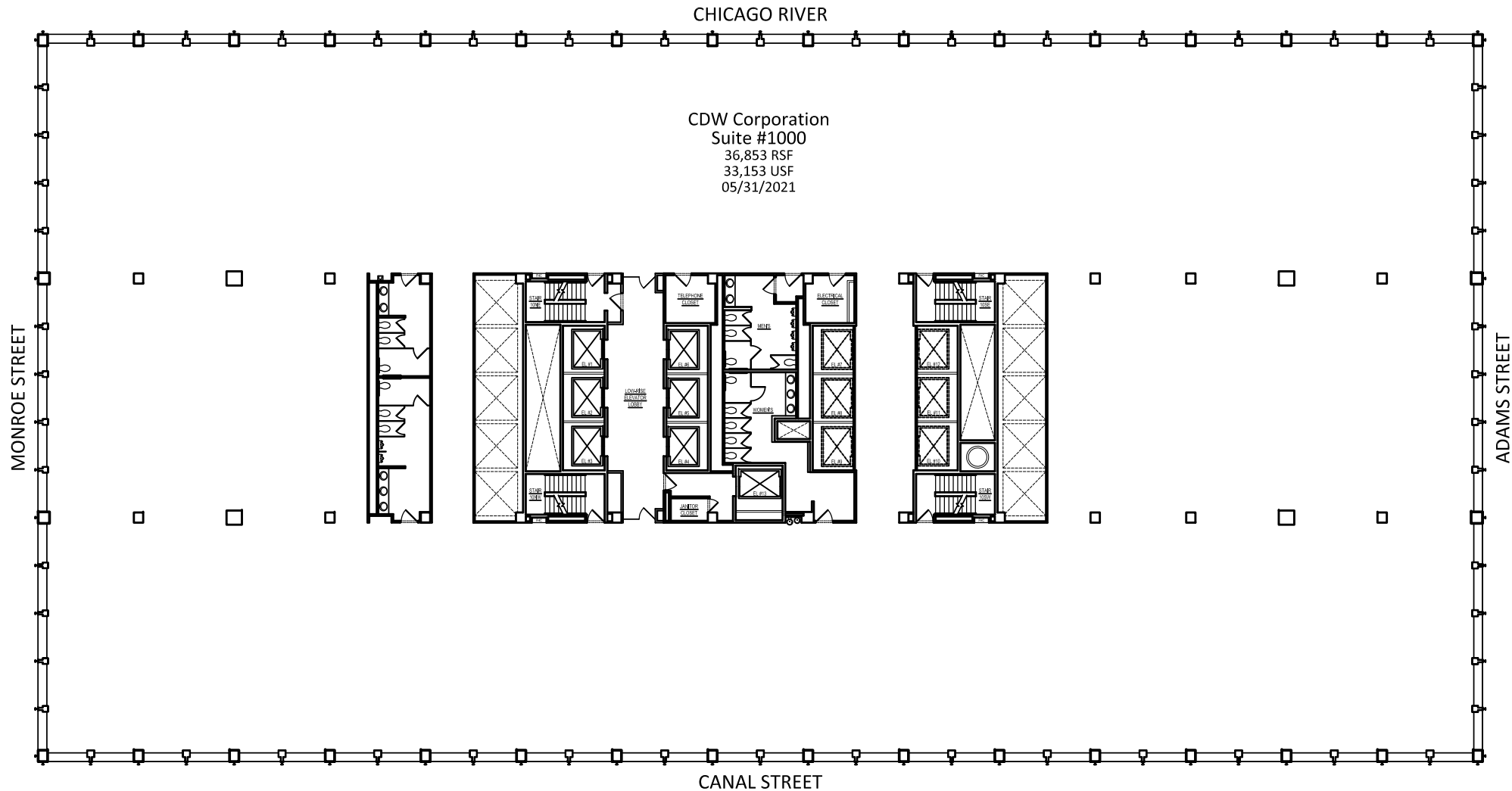
| FLOOR 08 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME     | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 800                         | CDW CORPORATION | 32,733        | 1.1259      | 36,853                    | 35,992         | 861           |
| FLOOR TOTALS                |                 | 32,733        | 1.1259      | 36,853                    | 35,992         | 861           |





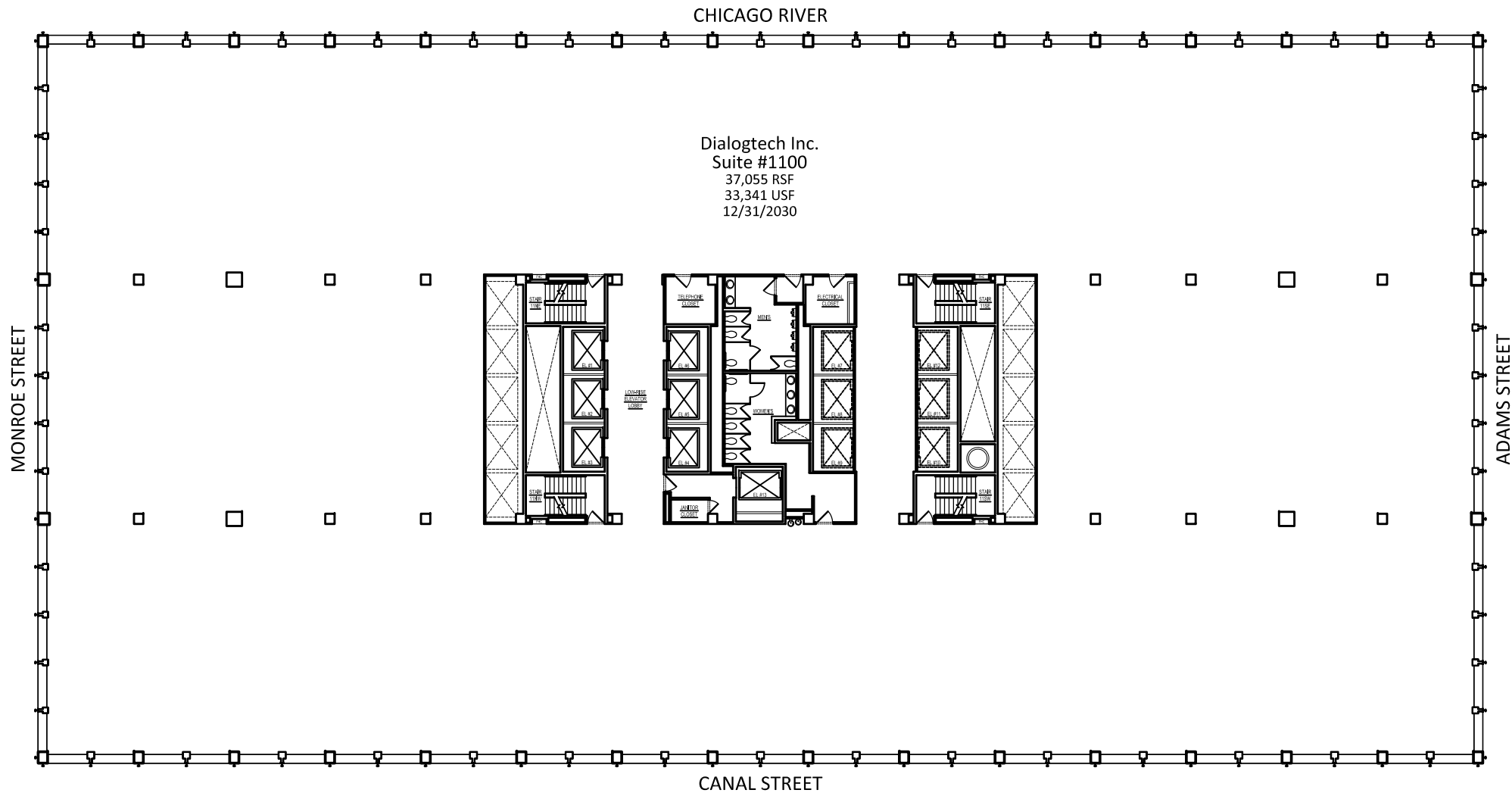
| FLOOR 09 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME     | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 900                         | CDW CORPORATION | 32,732        | 1.1259      | 36,853                    | 35,992         | 861           |
| FLOOR TOTALS                |                 | 32,732        | 1.1259      | 36,853                    | 35,992         | 861           |





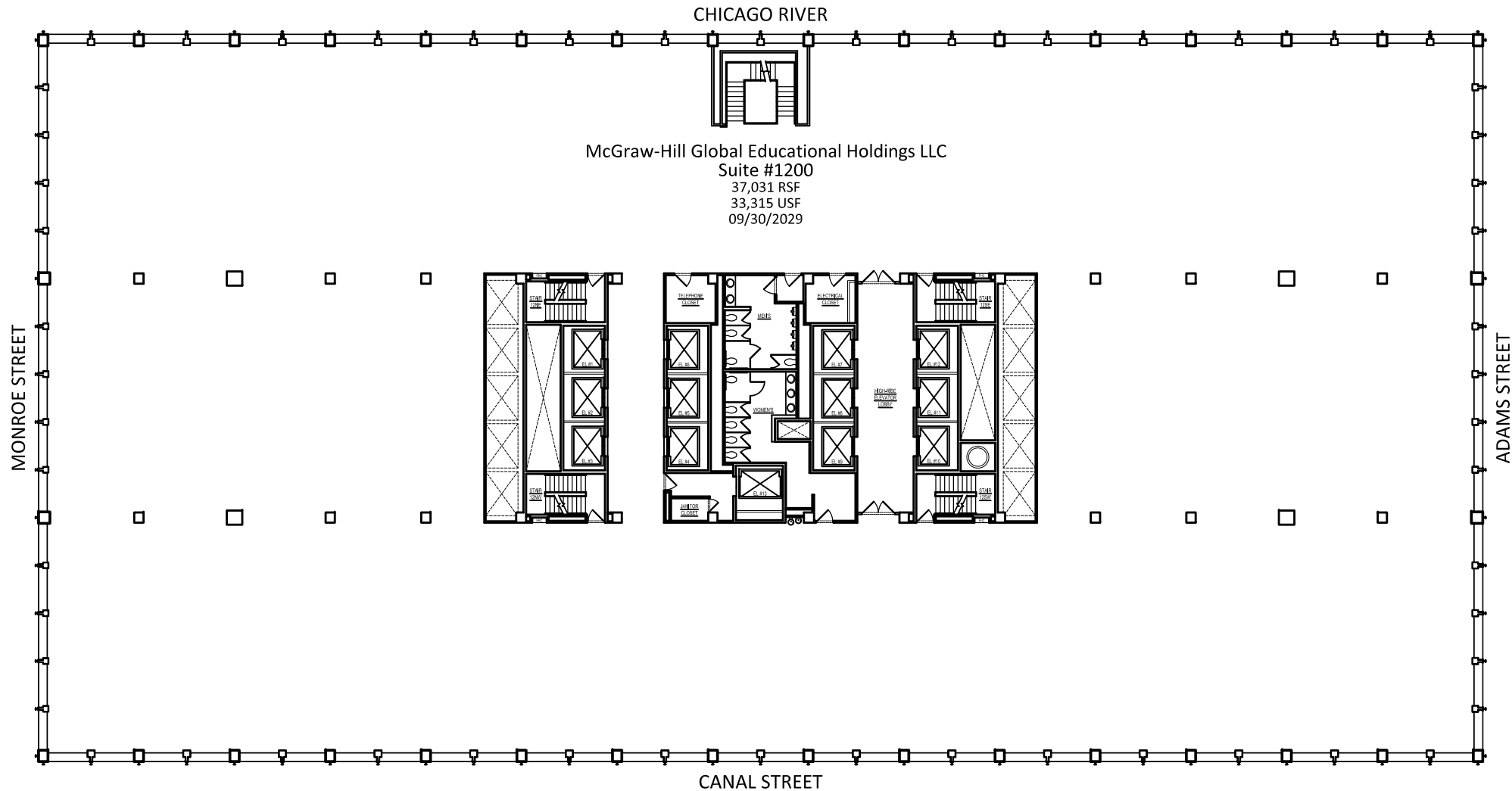
| FLOOR 10 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME     | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 1000                        | CDW CORPORATION | 33,153        | 1.1116      | 36,853                    | 36,192         | 661           |
| FLOOR TOTALS                |                 | 33,153        | 1.1116      | 36,853                    | 36,192         | 661           |





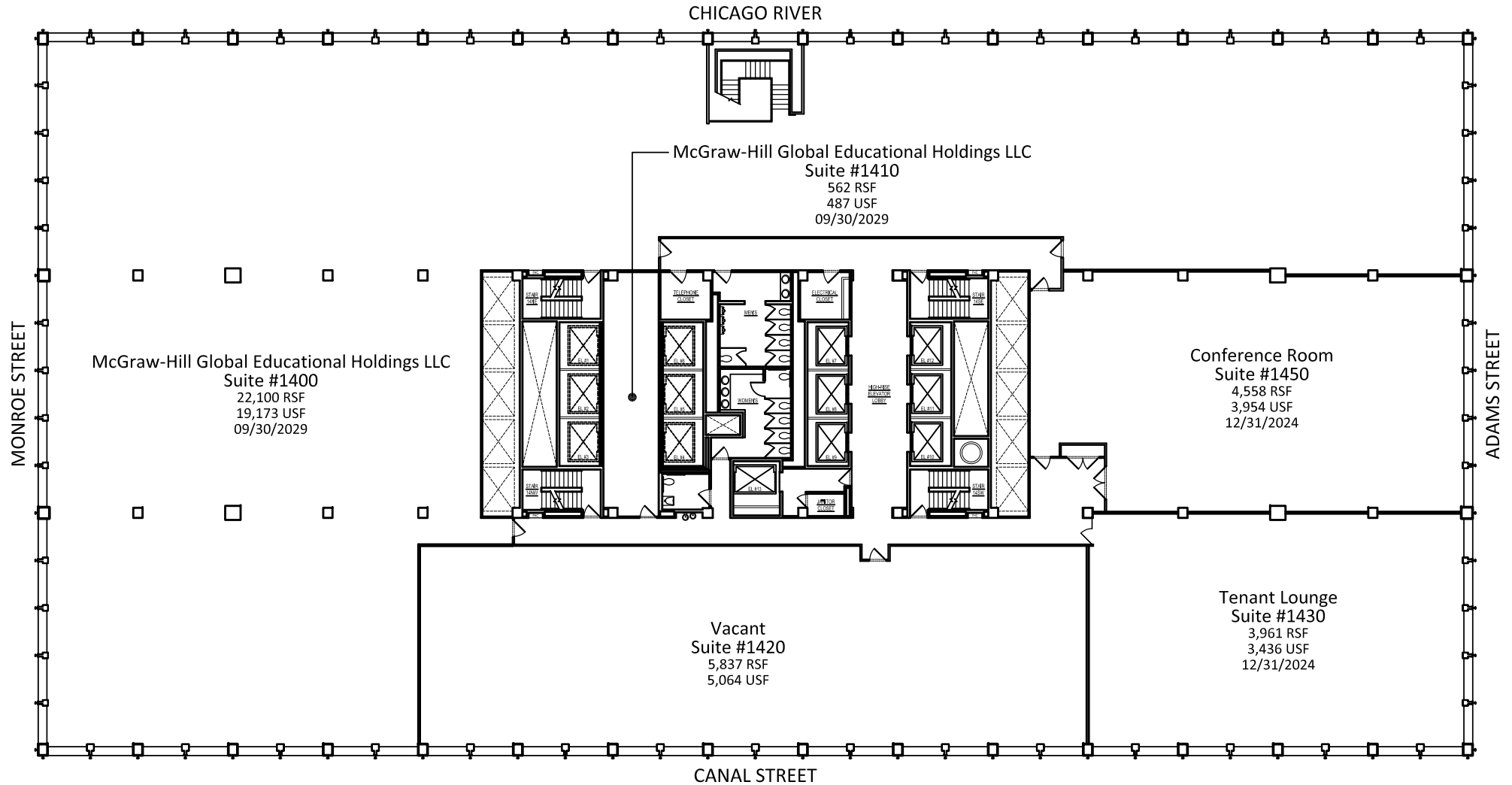
| FLOOR 11 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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             |





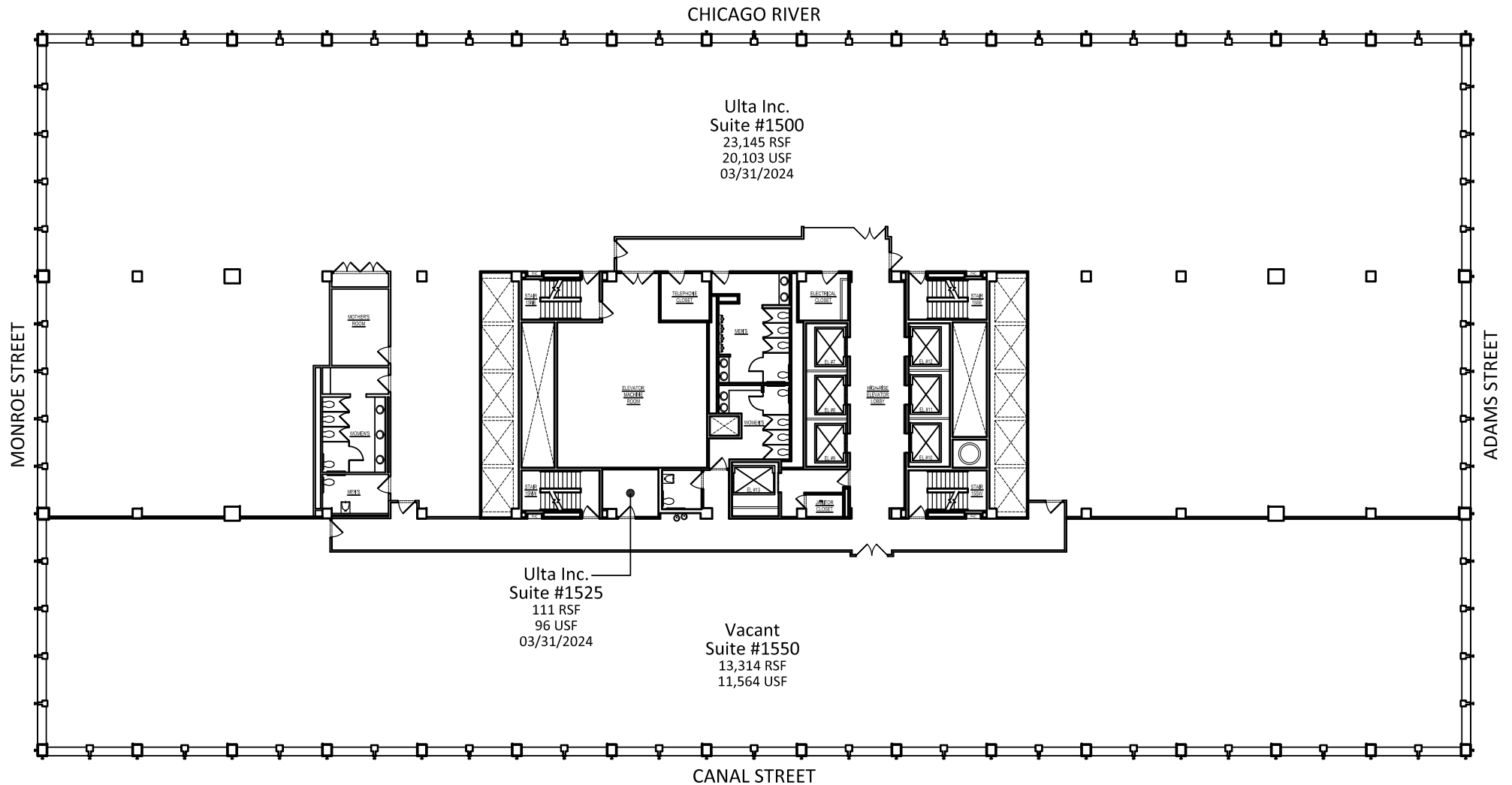
| FLOOR 12 TENANT INFORMATION |                                           |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-------------------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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             |





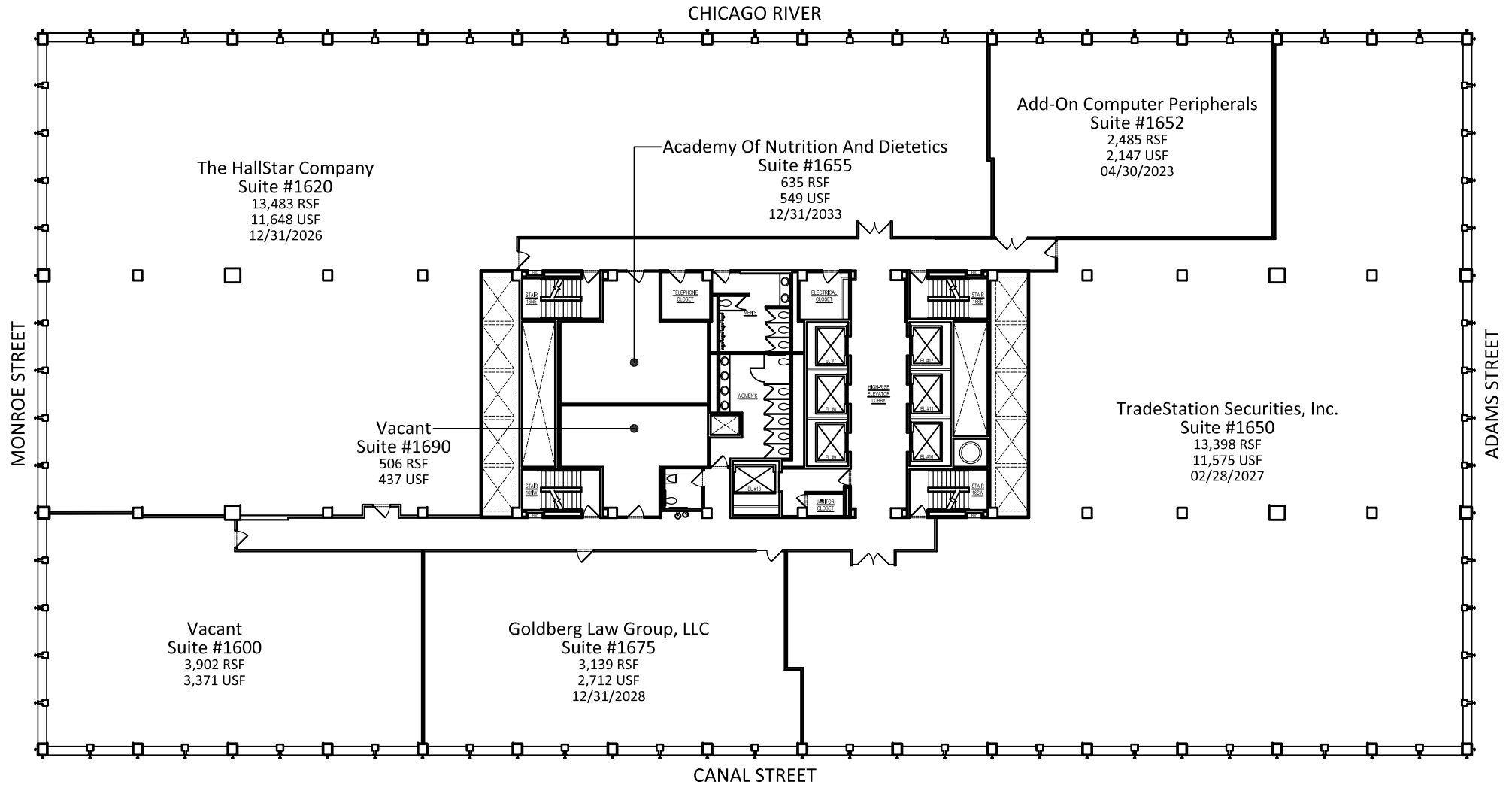
| FLOOR 14 TENANT INFORMATION |                                           |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-------------------------------------------|---------------|-------------|---------------------------|----------------|---------------|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

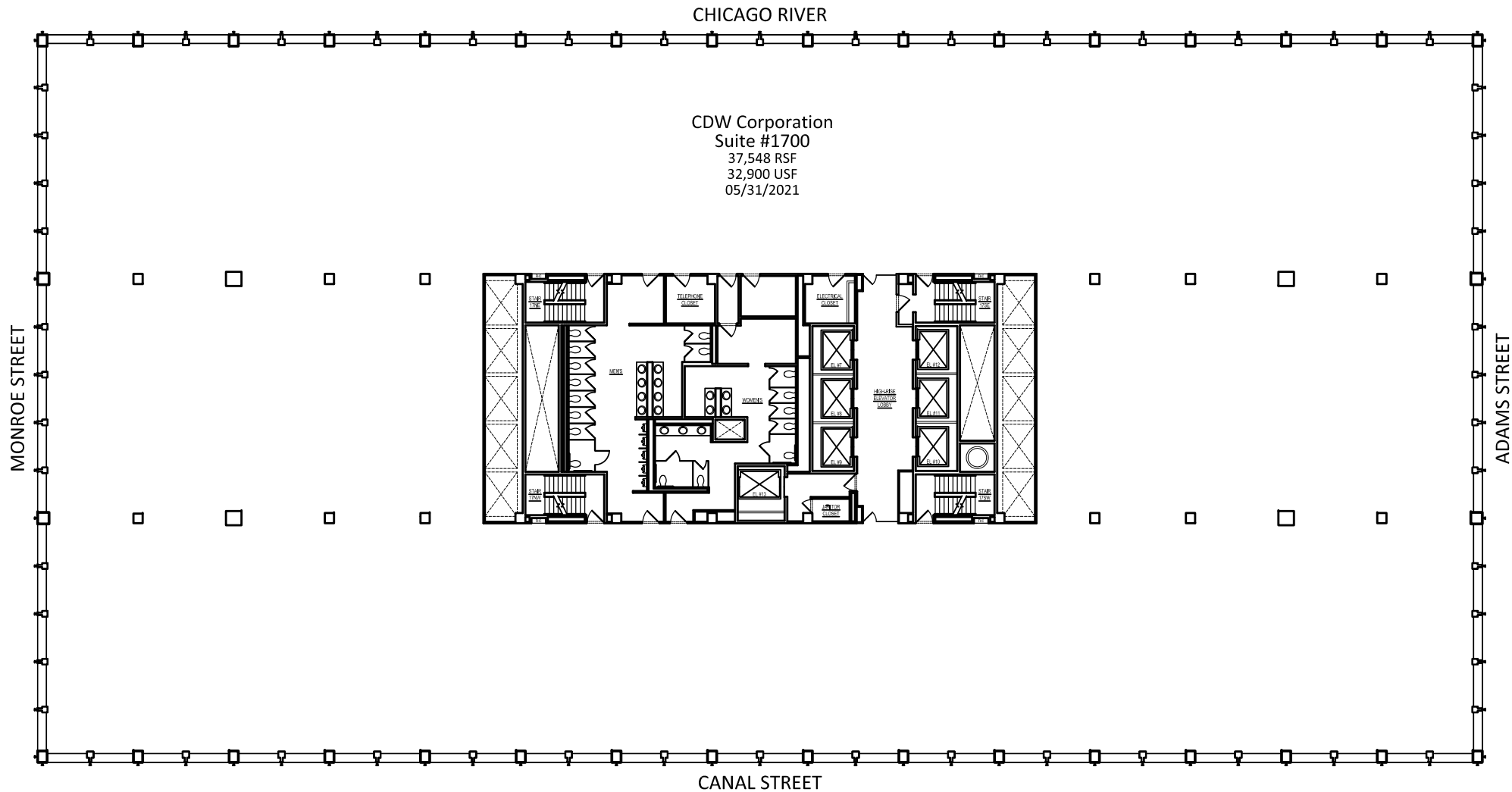




| FLOOR 16 TENANT INFORMATION |                                    |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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                        | ADD-ON COMPUTER PERIPHERALS        | 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                        | VACANT                             | 437           | 1.1575      | 506                       | 0              | 506           |
| FLOOR TOTALS                |                                    | 32,439        | 1.1575      | 37,548                    | 33,524         | -4,024        |

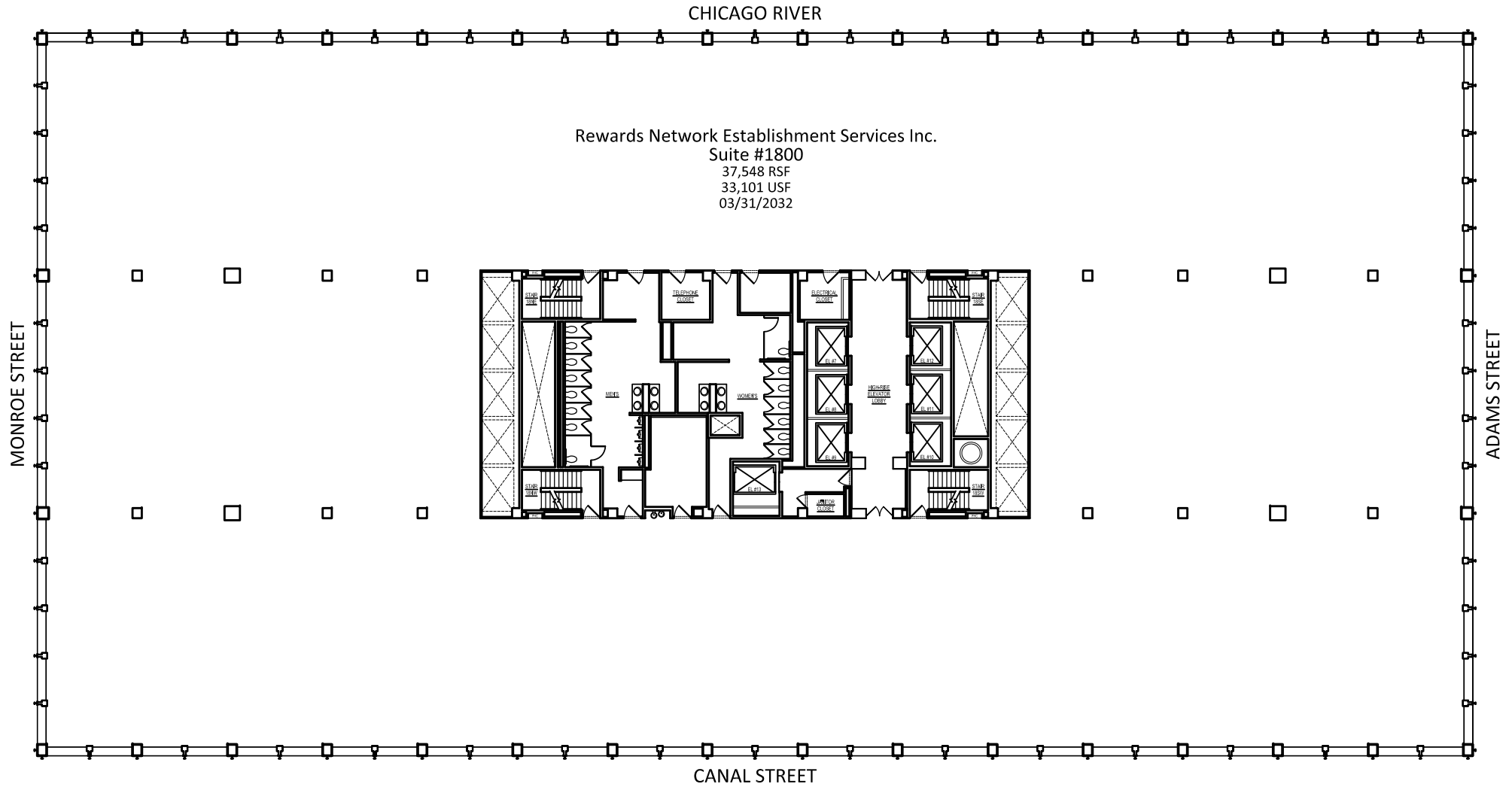






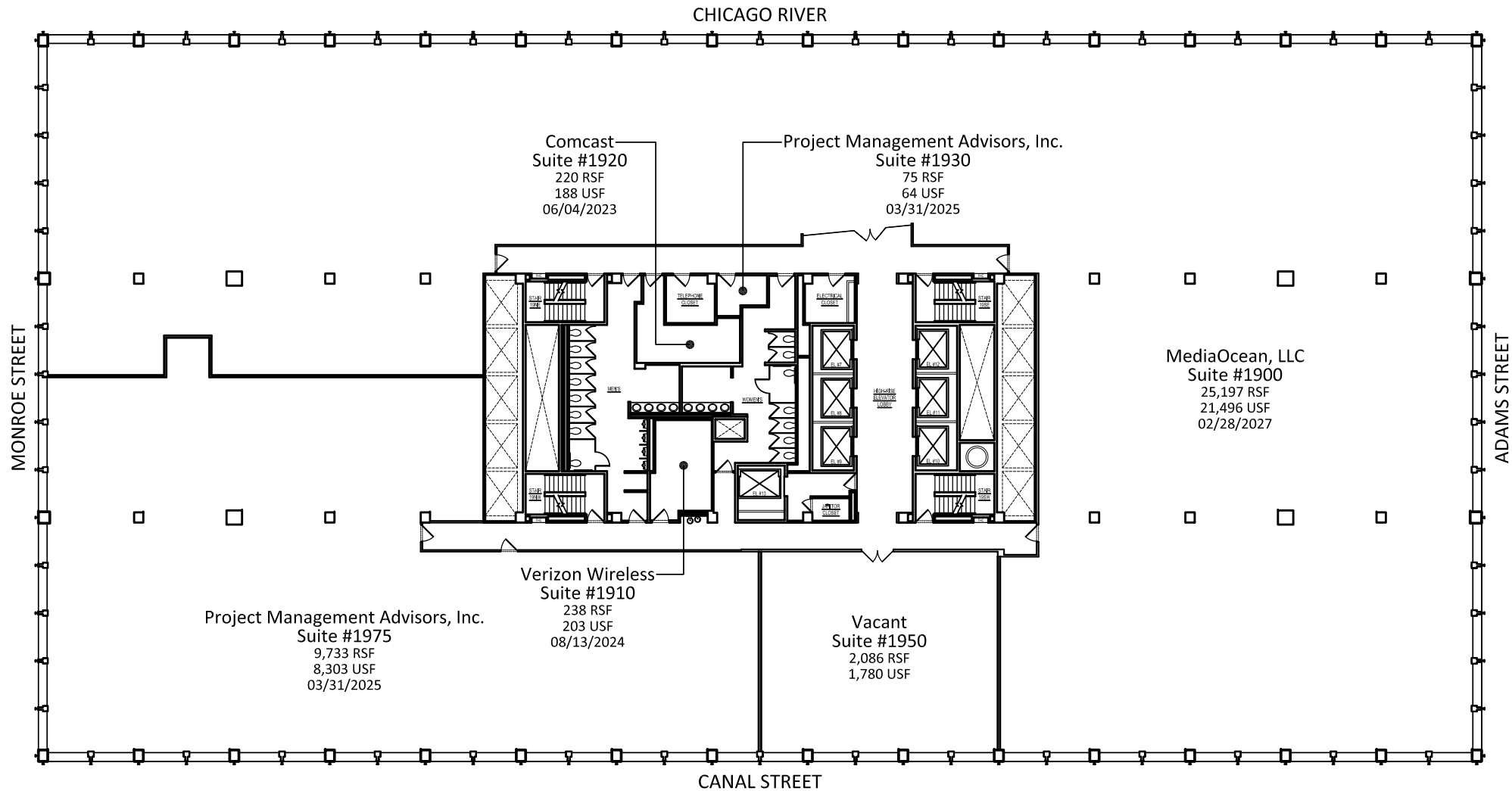
| FLOOR 17 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME     | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 1700                        | CDW CORPORATION | 32,900        | 1.1413      | 37,548                    | 37,481         | 67            |
| FLOOR TOTALS                |                 | 32,900        | 1.1413      | 37,548                    | 37,481         | 67            |





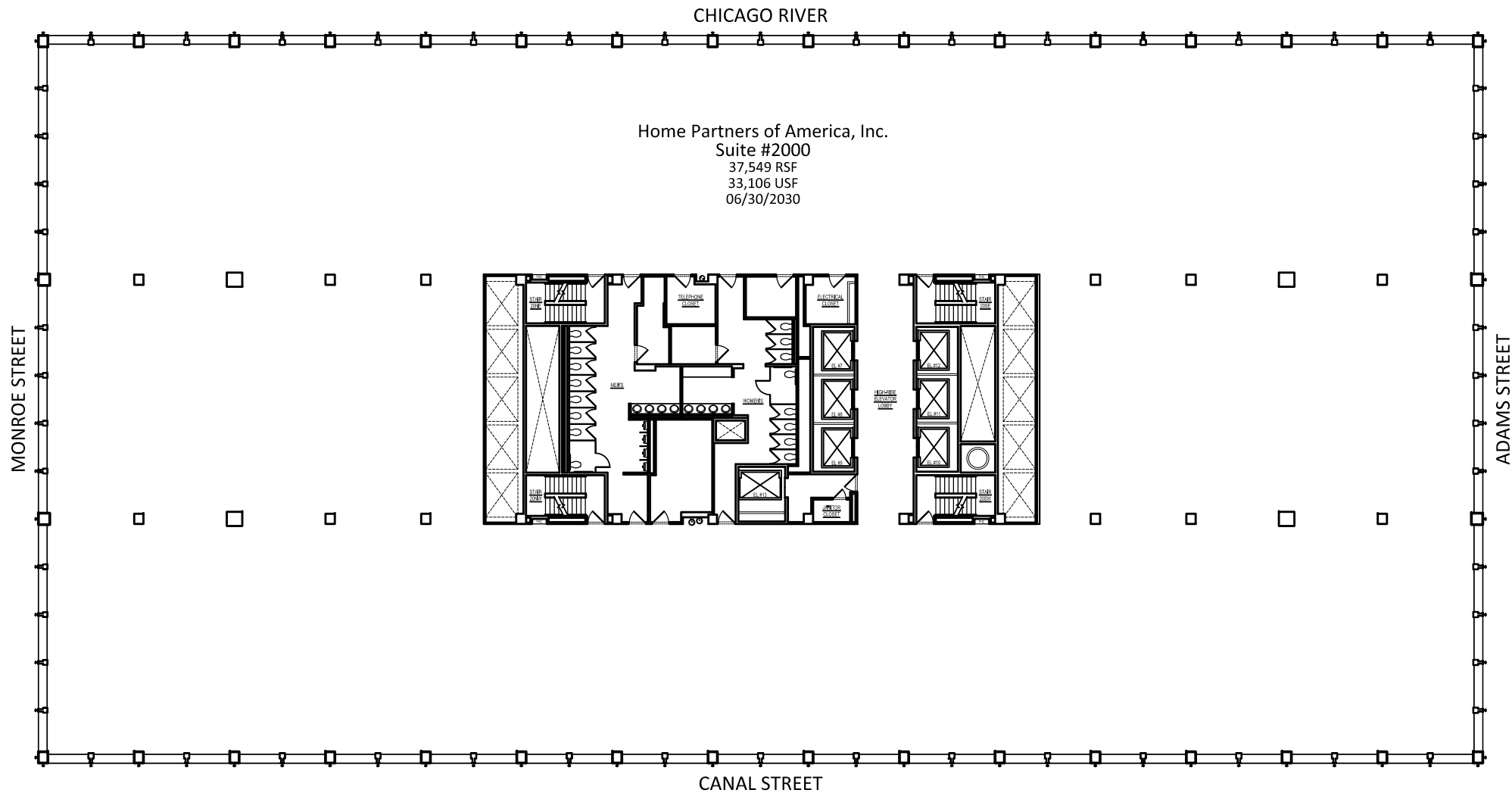
| FLOOR 18 TENANT INFORMATION |                                             |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|---------------------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | TENANT NAME                                 | OCCUPANT AREA | LOAD FACTOR | RENTABLE AREA             | AS LEASED AREA | AREA VARIANCE |
| 1800                        | REWARDS NETWORK ESTABLISHMENT SERVICES INC. | 33,101        | 1.1344      | 37,548                    | 37,548         | 0             |
| FLOOR TOTALS                |                                             | 33,101        | 1.1344      | 37,548                    | 37,548         | 0             |





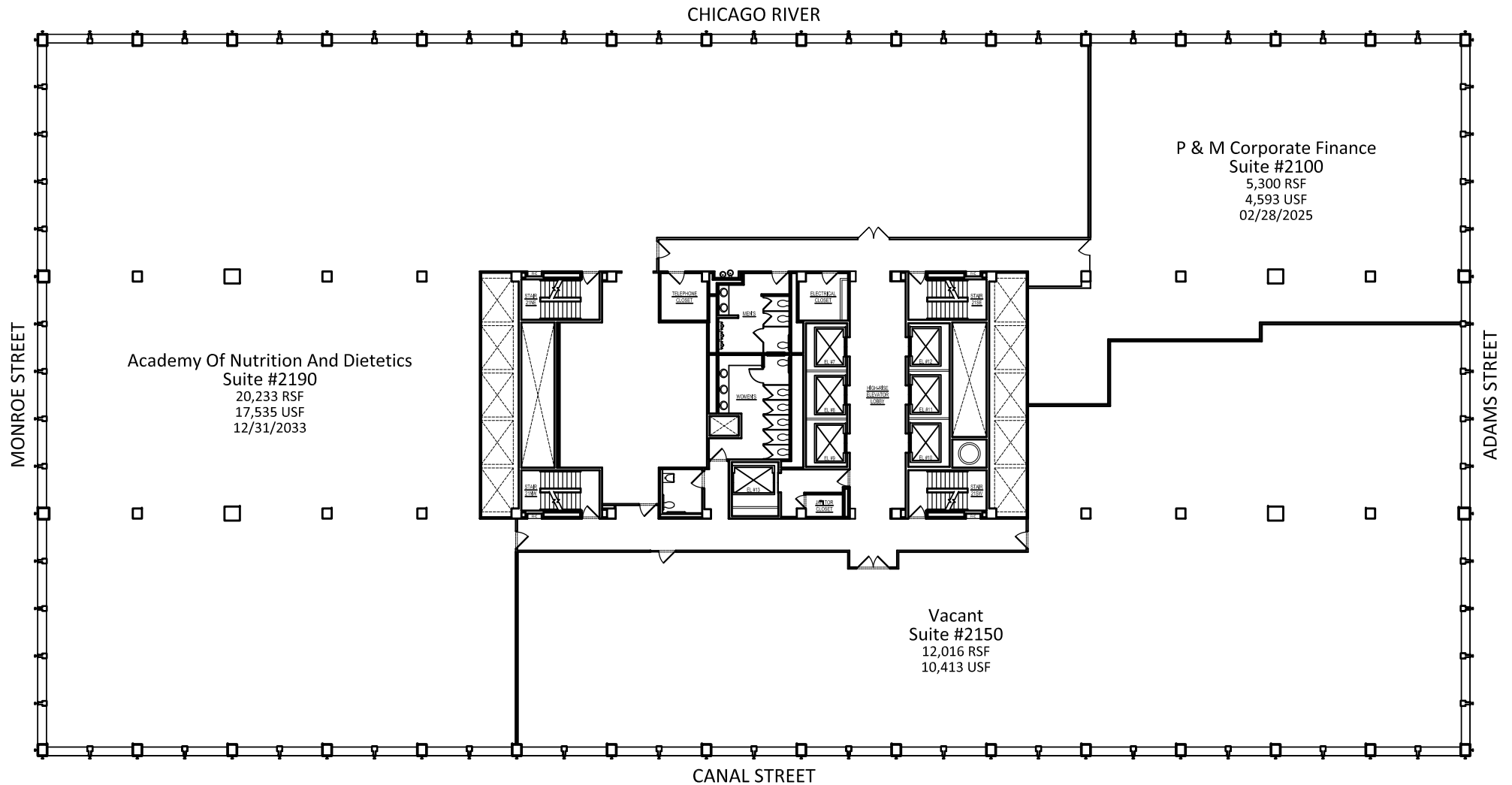
| FLOOR 19 TENANT INFORMATION |                                   |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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                        | PROJECT MANAGEMENT ADVISORS, INC. | 64            | 1.1722      | 75                        | 75             | 0             |
| 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                    | 35,356         | 2,193         |





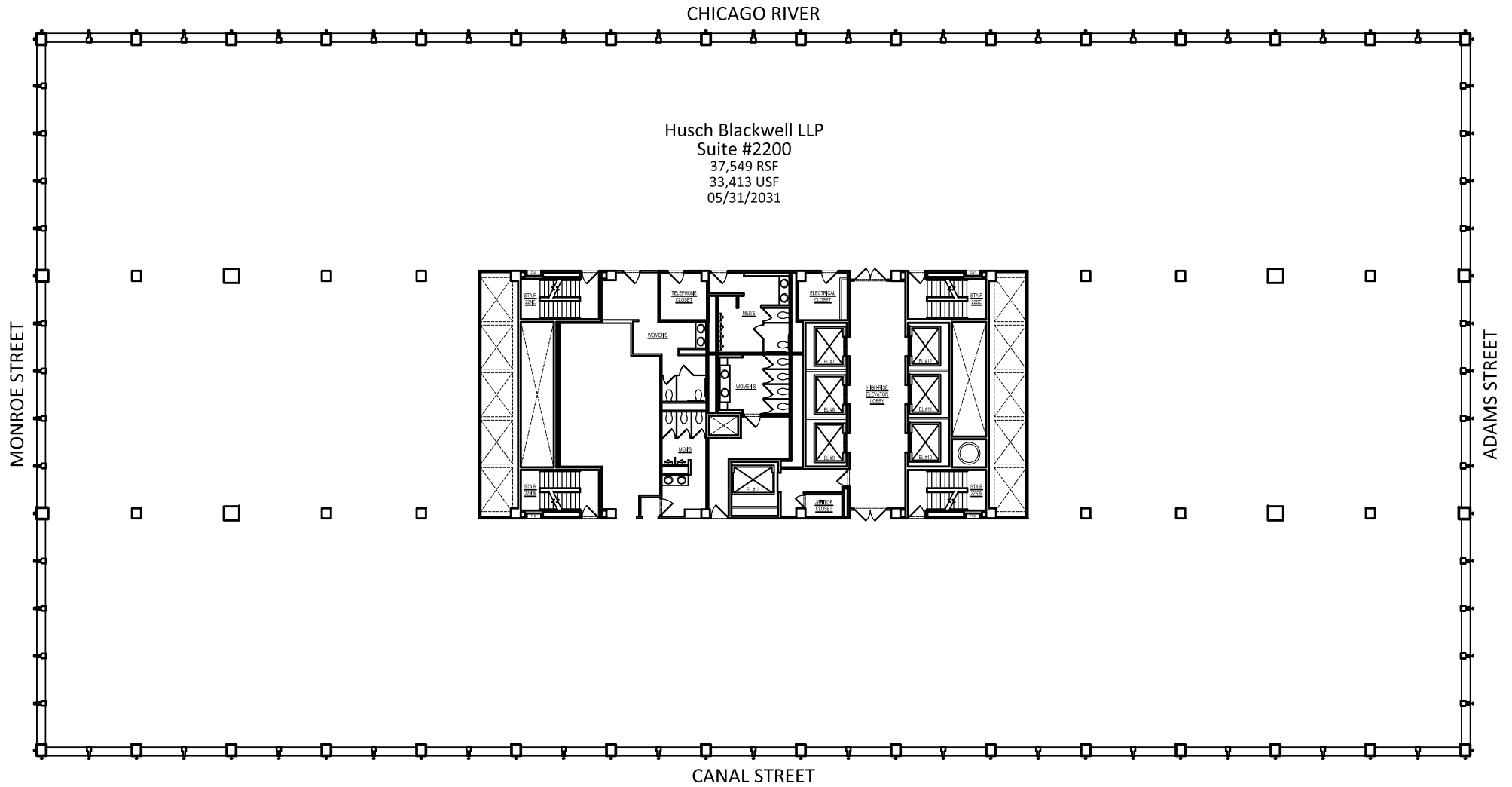
| FLOOR 20 TENANT INFORMATION |                                |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|--------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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                        | VACANT                             | 10,413        | 1.1539      | 12,016                    | 0              | 12,016        |
| 2190                        | ACADEMY OF NUTRITION AND DIETETICS | 17,535        | 1.1539      | 20,233                    | 20,361         | -128          |
| FLOOR TOTALS                |                                    | 32,541        | 1.1539      | 37,549                    | 25,530         | -12,019       |





| 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            |

