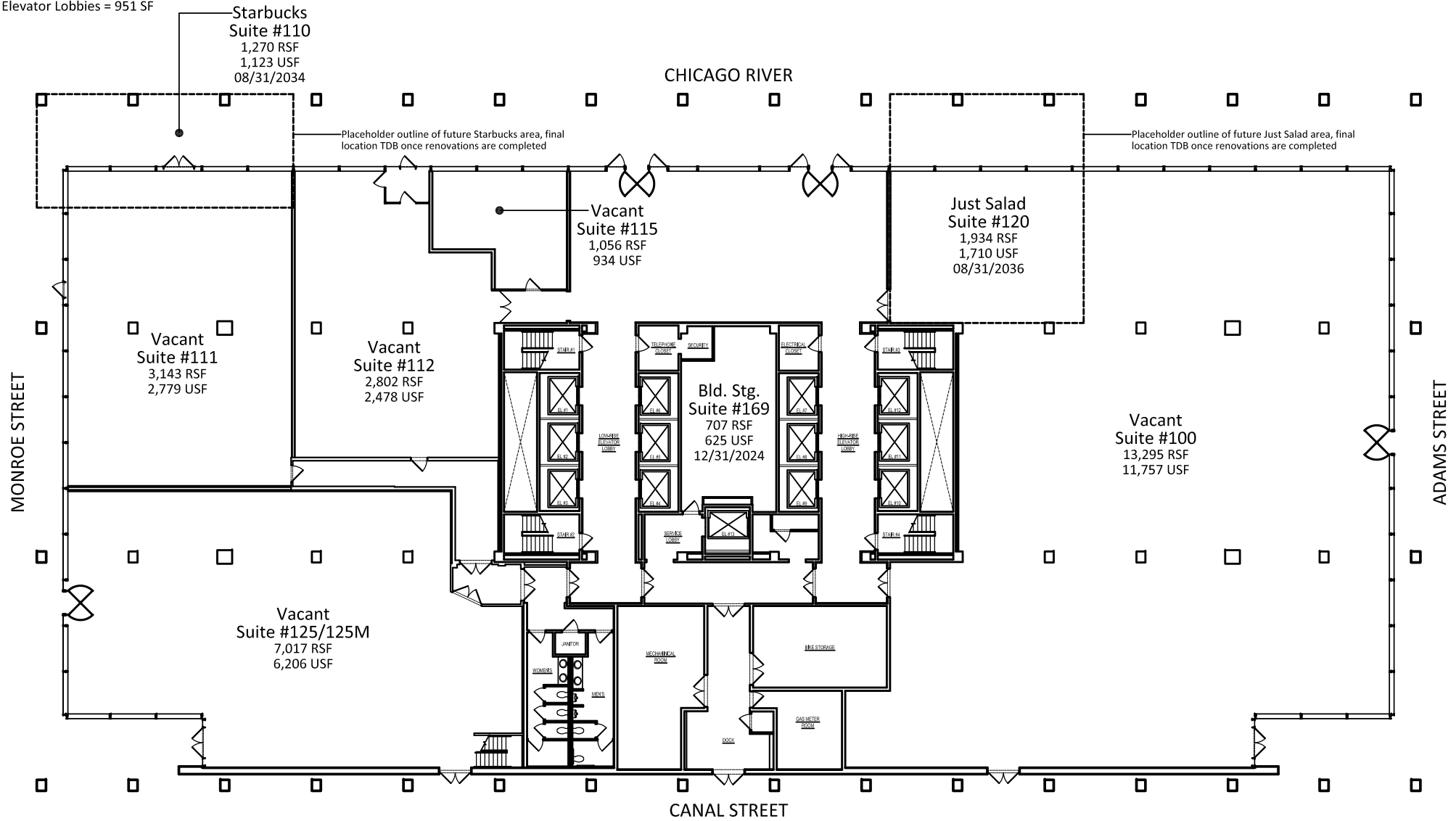


120 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606**BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0766**

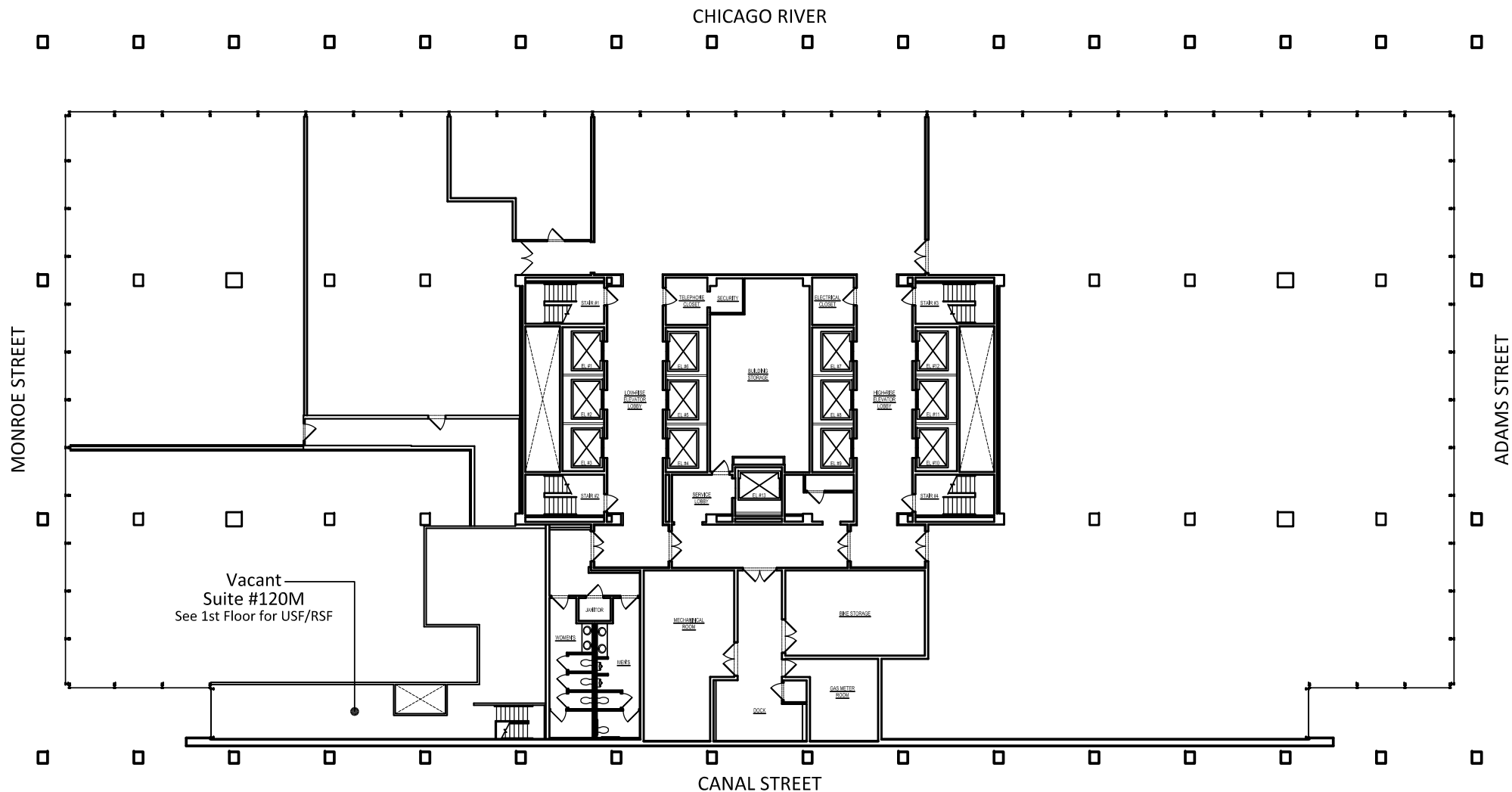
FLOOR NUMBER	% LEASED	MEASURED USF	CURRENT RSF	FUTURE RSF	FUTURE RSF NET GAIN/LOSS	CURRENT VACANT RSF	LOAD FACTOR	LOSS FACTOR
01	12.49%	27,613	3,900	31,224	11	27,313	1.1308	11.56%
03	95.90%	6,549	7,762	8,094	332	0	1.2359	19.09%
04	78.96%	33,153	29,099	36,853	(90)	7,844	1.1779	10.04%
05	64.41%	33,153	23,737	36,853	0	13,116	1.1774	10.04%
06	57.91%	31,329	21,343	36,853	0	15,510	1.1763	14.99%
07	100.00%	32,630	36,853	36,853	0	0	1.1294	11.46%
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	22.88%	32,115	8,469	37,018	50	28,499	1.1526	13.24%
15	63.60%	31,762	23,260	36,570	(4)	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	60.44%	32,033	22,693	37,549	0	14,856	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	66.81%	623,111	472,904	707,803	-14	234,913		

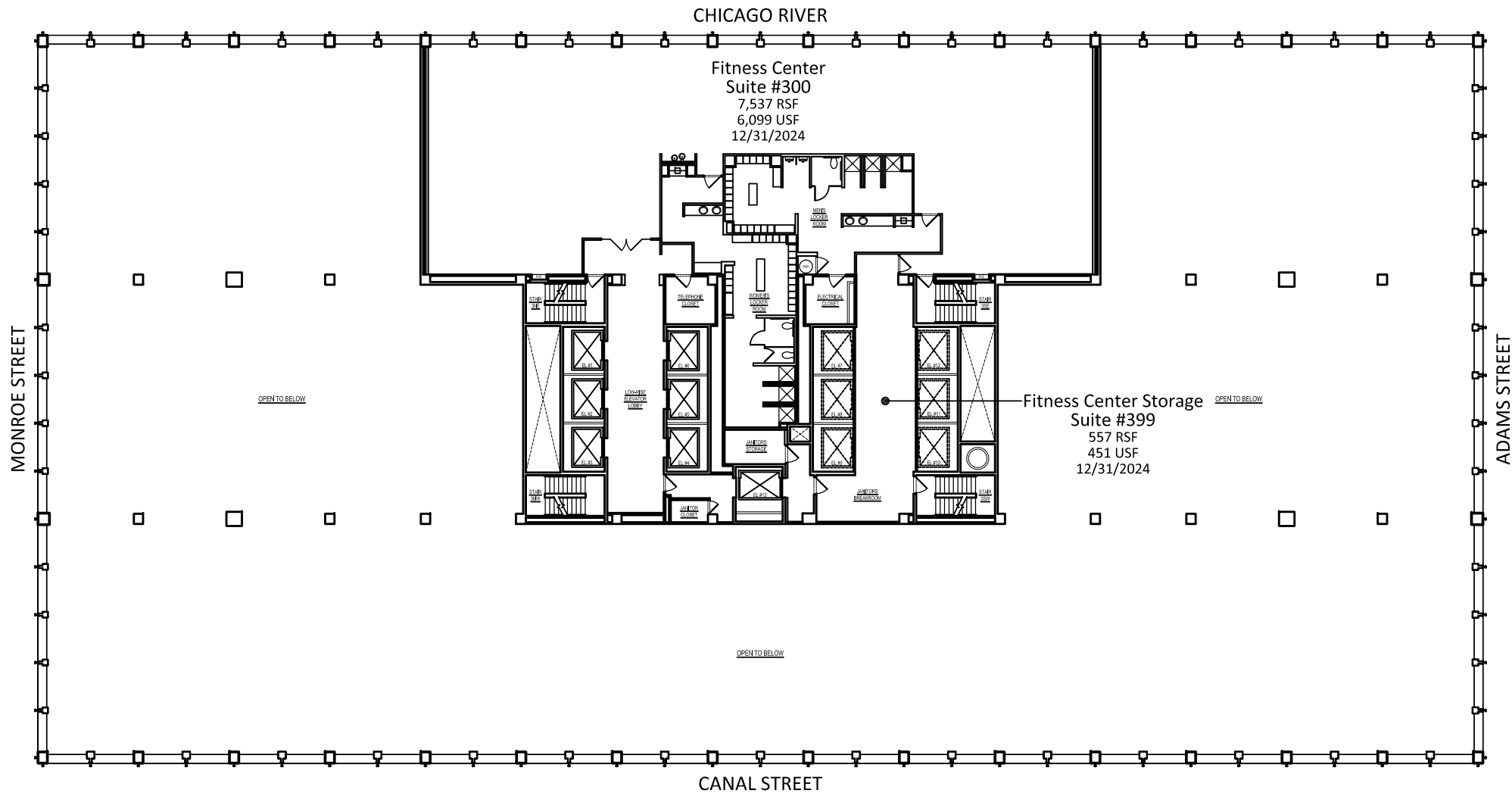
Main Lobby = 1,900 SF
Elevator Lobbies = 951 SF



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	11,757	1.1308	13,295	0	13,295
110	STARBUCKS	1,123	1.1308	1,270	1,270	0
111	VACANT	2,779	1.1308	3,143	0	3,143
112	VACANT	2,478	1.1308	2,802	0	2,802
115	VACANT	934	1.1308	1,056	0	1,056
120	JUST SALAD	1,710	1.1308	1,934	1,934	0
125	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	3,900	27,324

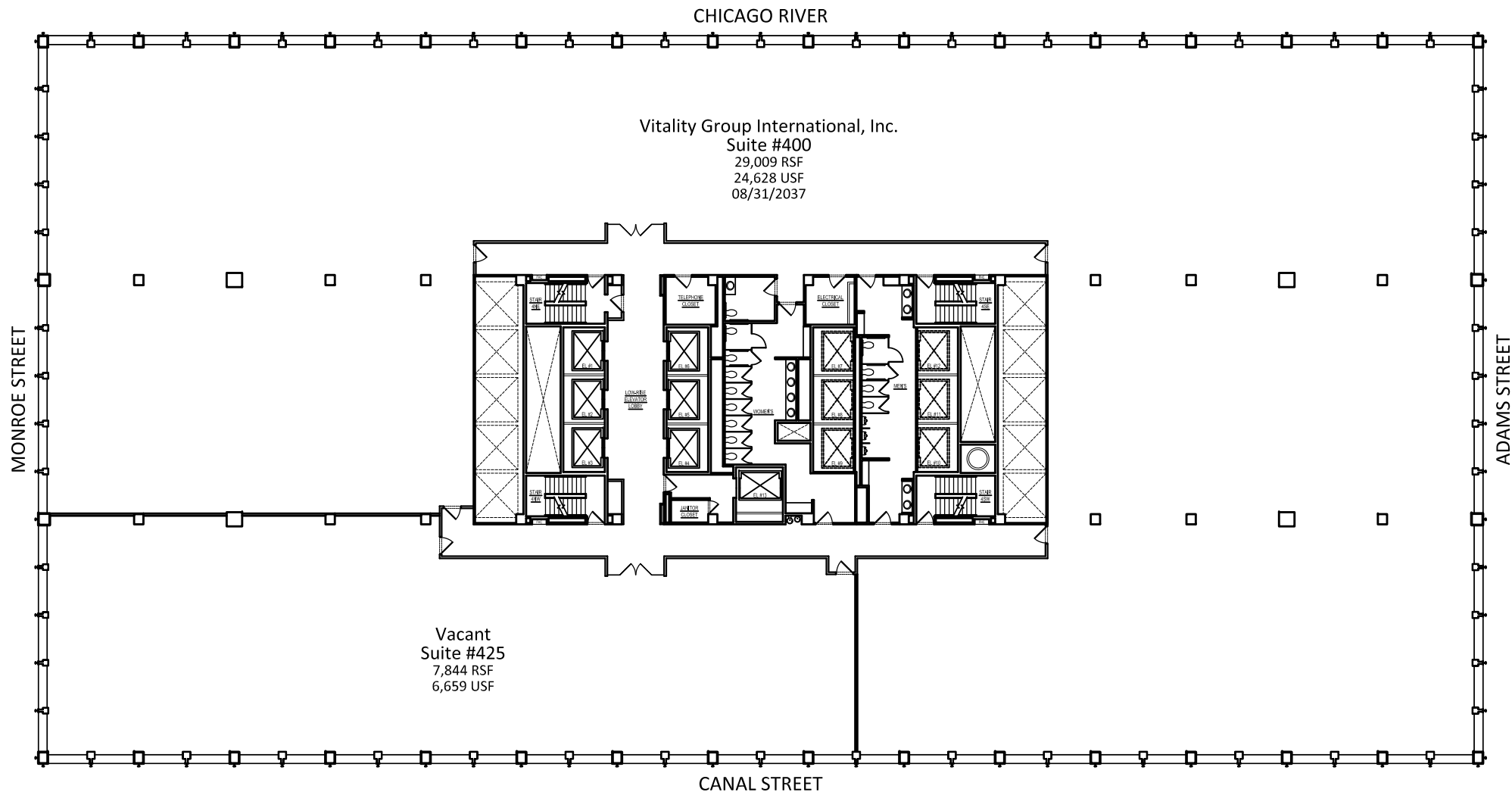






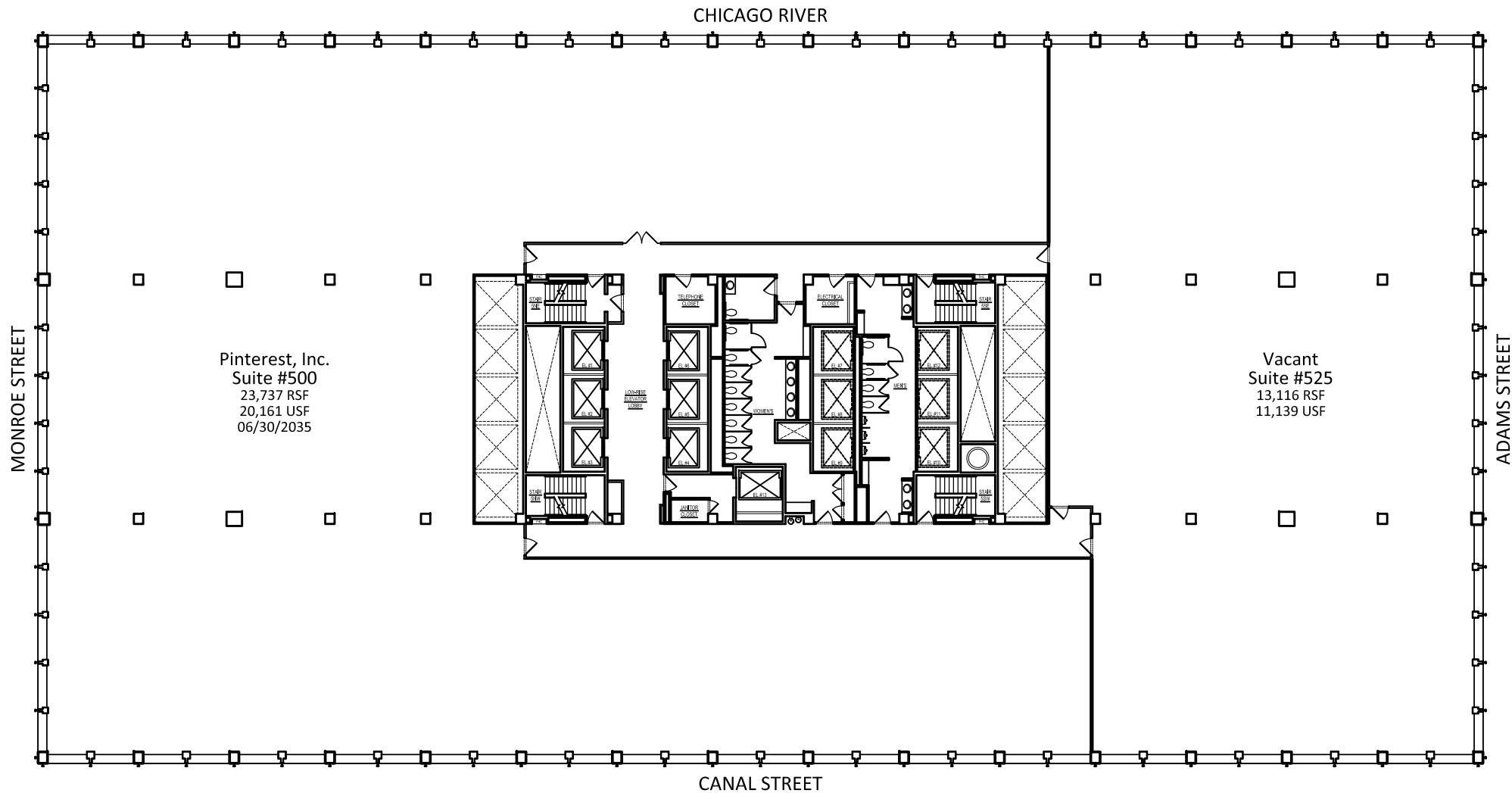
FLOOR 03 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
300	FITNESS CENTER	6,099	1.2359	7,537	7,471	66
399	FITNESS CENTER STORAGE	451	1.2359	557	291	266
FLOOR TOTALS		6,549	1.2359	8,094	7,762	332





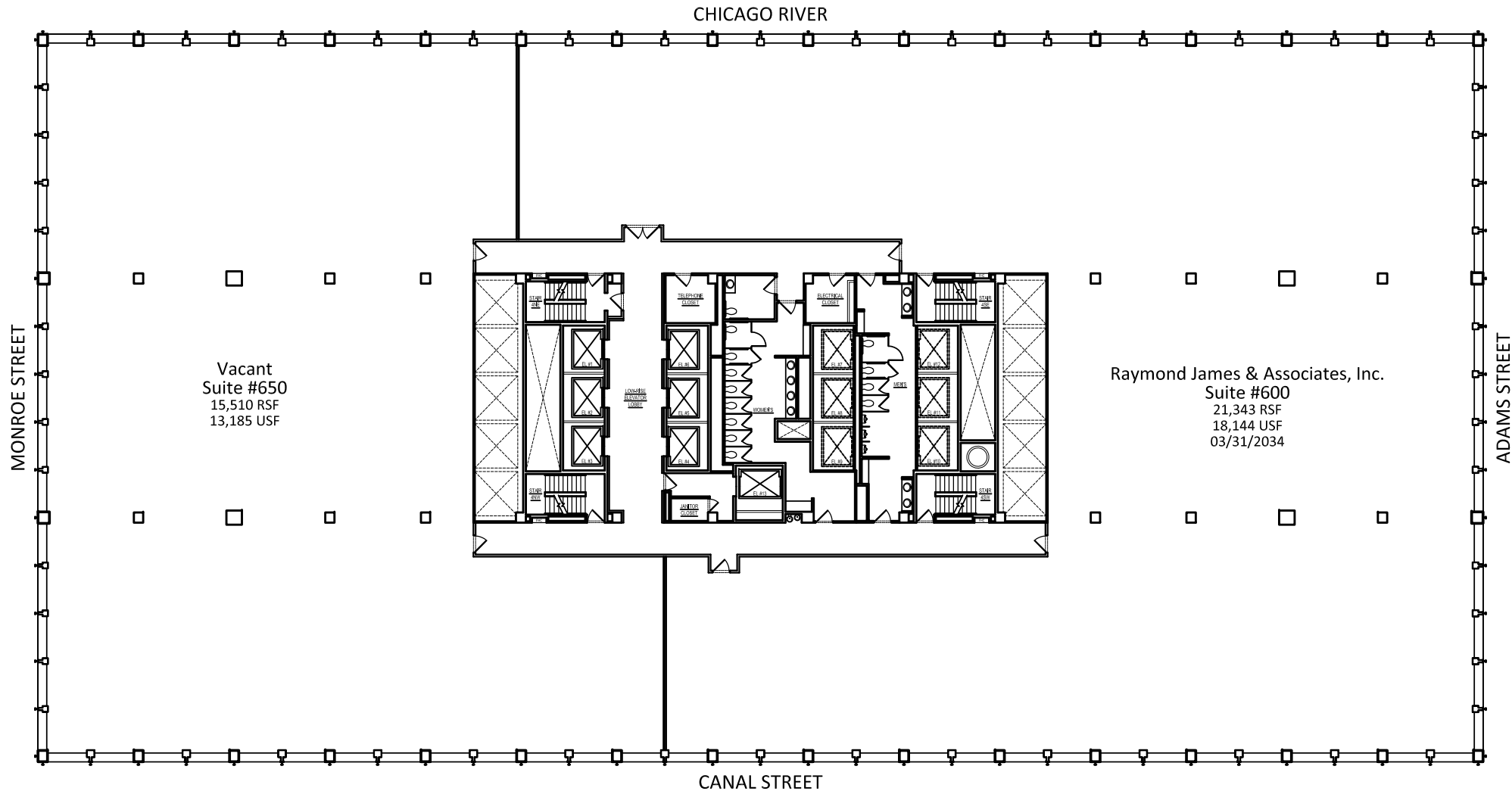
FLOOR 04 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VITALITY GROUP INTERNATIONAL, INC.	24,628	1.1779	29,009	29,099	-90
425	VACANT	6,659	1.1779	7,844	0	7,844
FLOOR TOTALS		31,288	1.1779	36,853	29,099	7,754





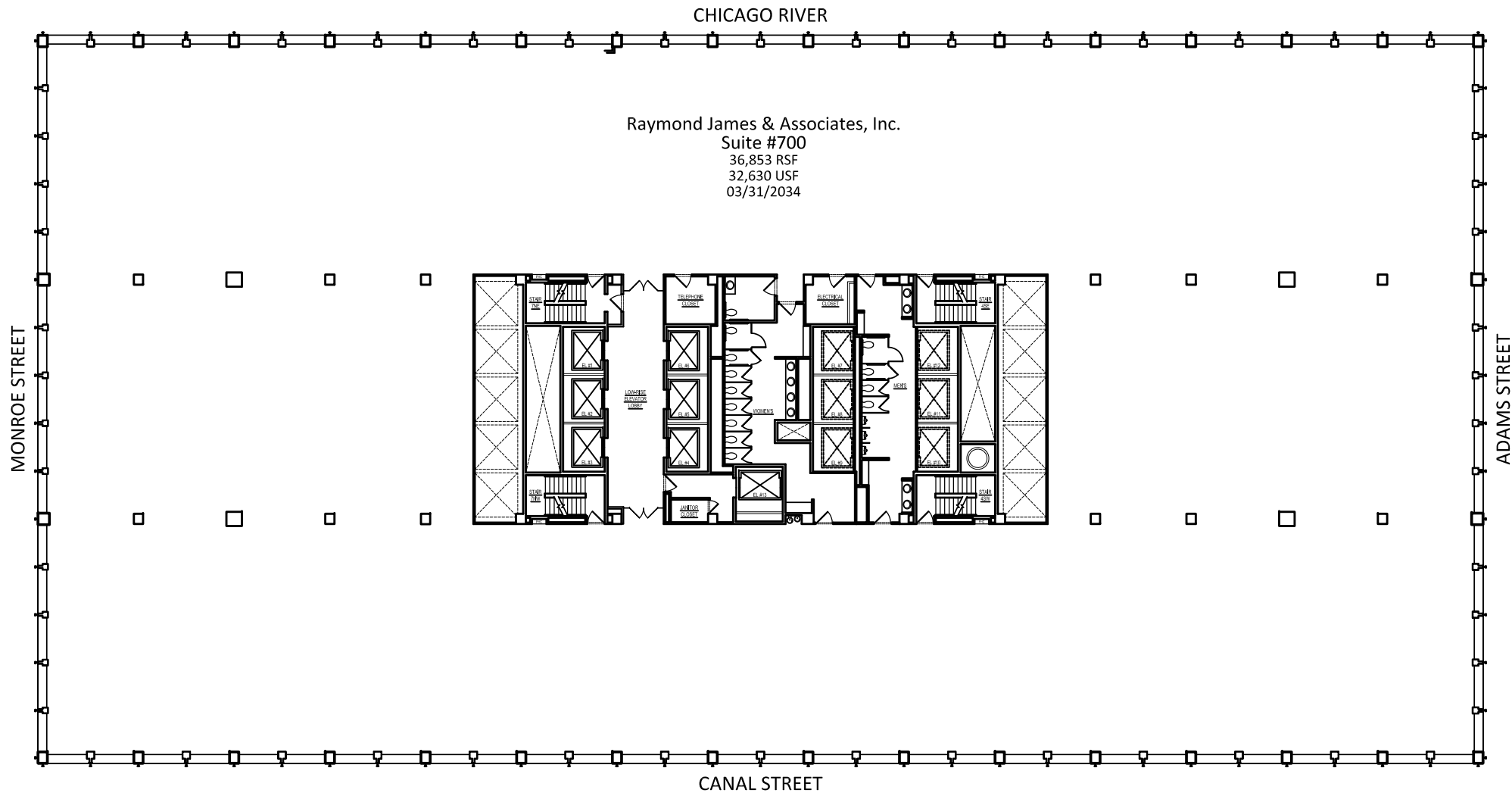
FLOOR 05 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	PINTEREST, INC.	20,161	1.1774	23,737	23,737	0
525	VACANT	11,139	1.1774	13,116		13,116
FLOOR TOTALS		31,300	1.1774	36,853	23,737	13,116





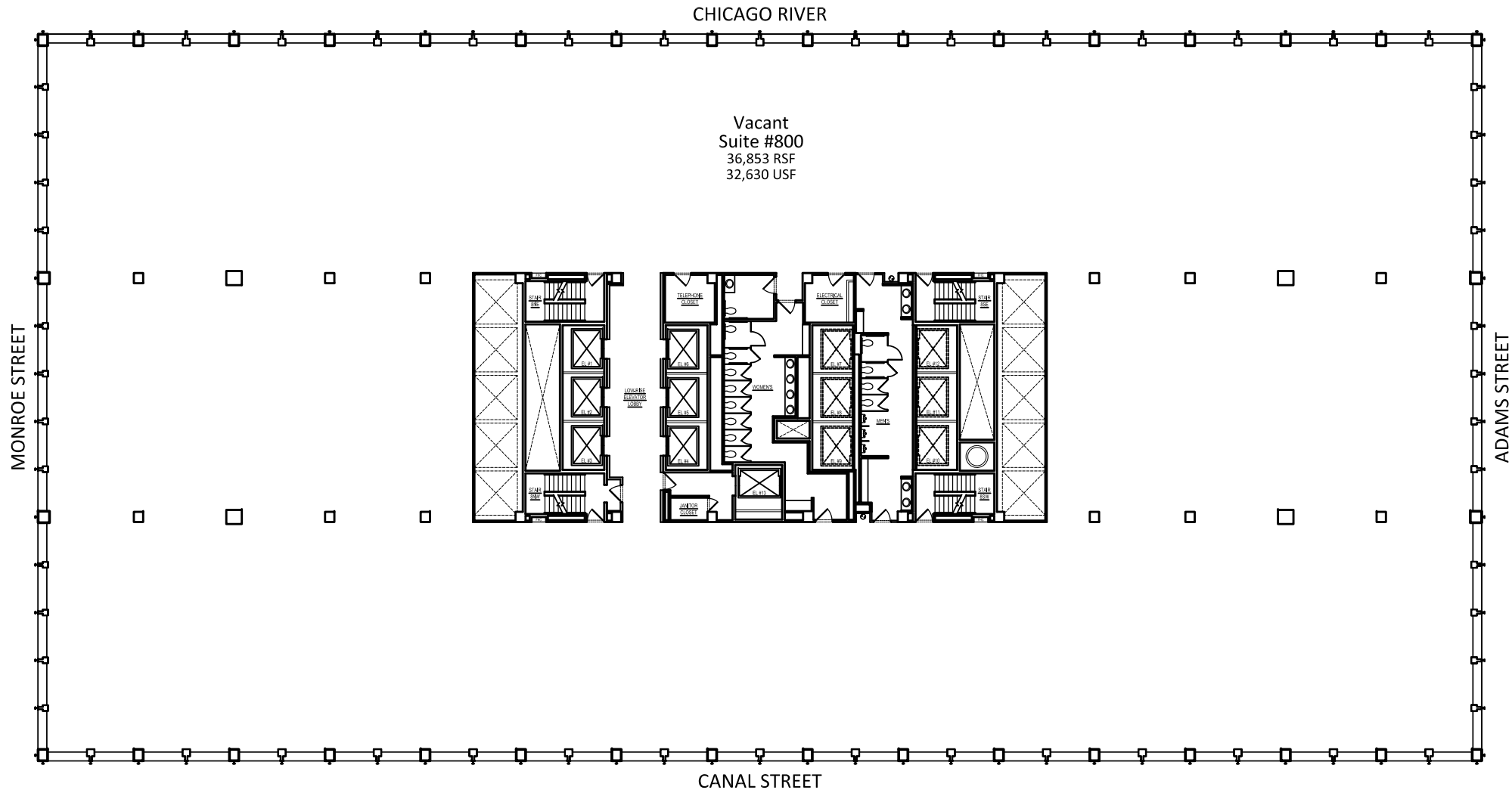
FLOOR 06 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	RAYMOND JAMES & ASSOCIATES, INC.	18,144	1.1763	21,343	21,343	0
650	VACANT	13,185	1.1763	15,510		15,510
FLOOR TOTALS		31,329	1.1763	36,853	21,343	15,510





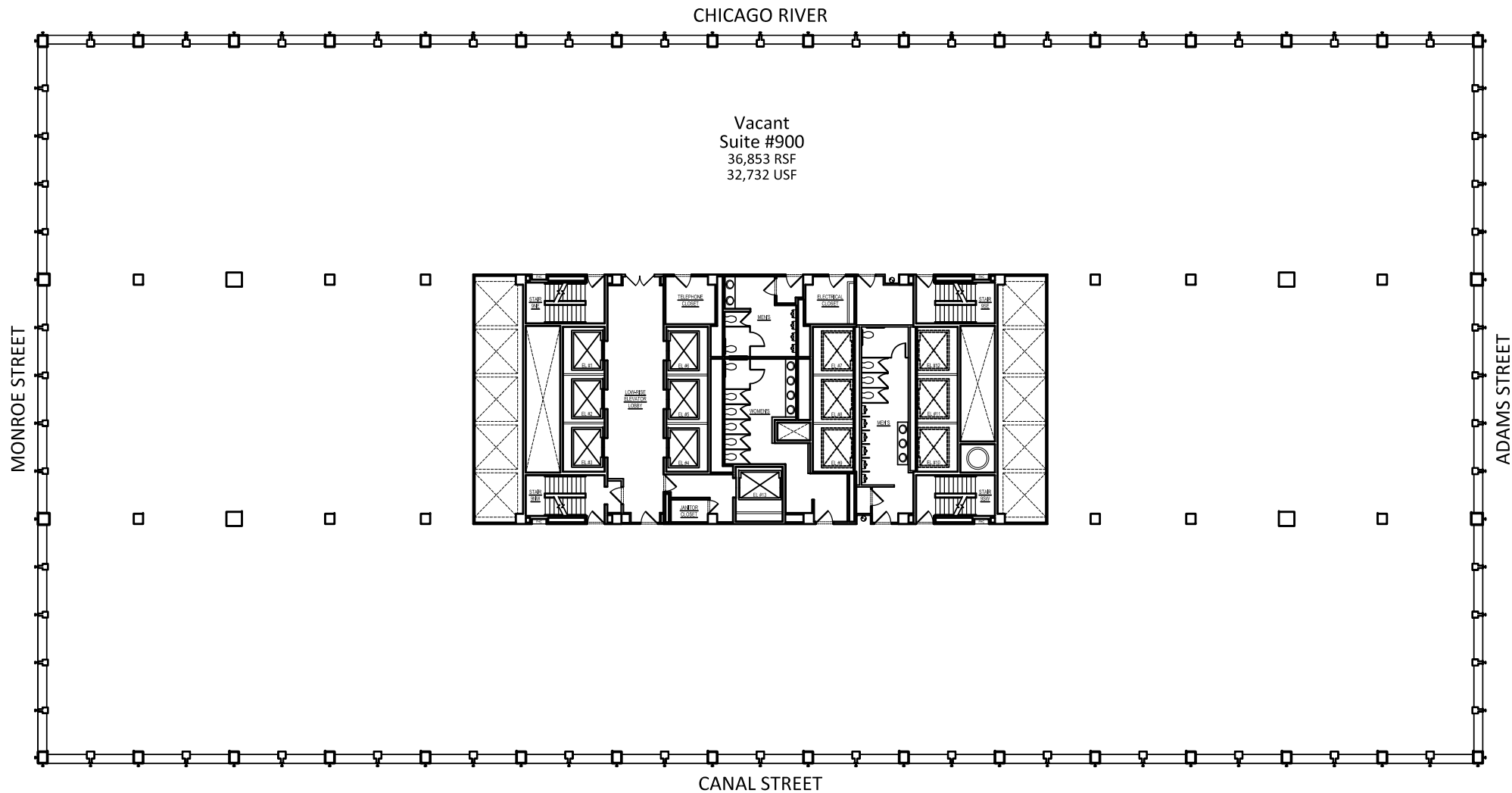
FLOOR 07 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	RAYMOND JAMES & ASSOCIATES, INC.	32,630	1.1294	36,853	36,853	0
FLOOR TOTALS		32,630	1.1294	36,853	36,853	0





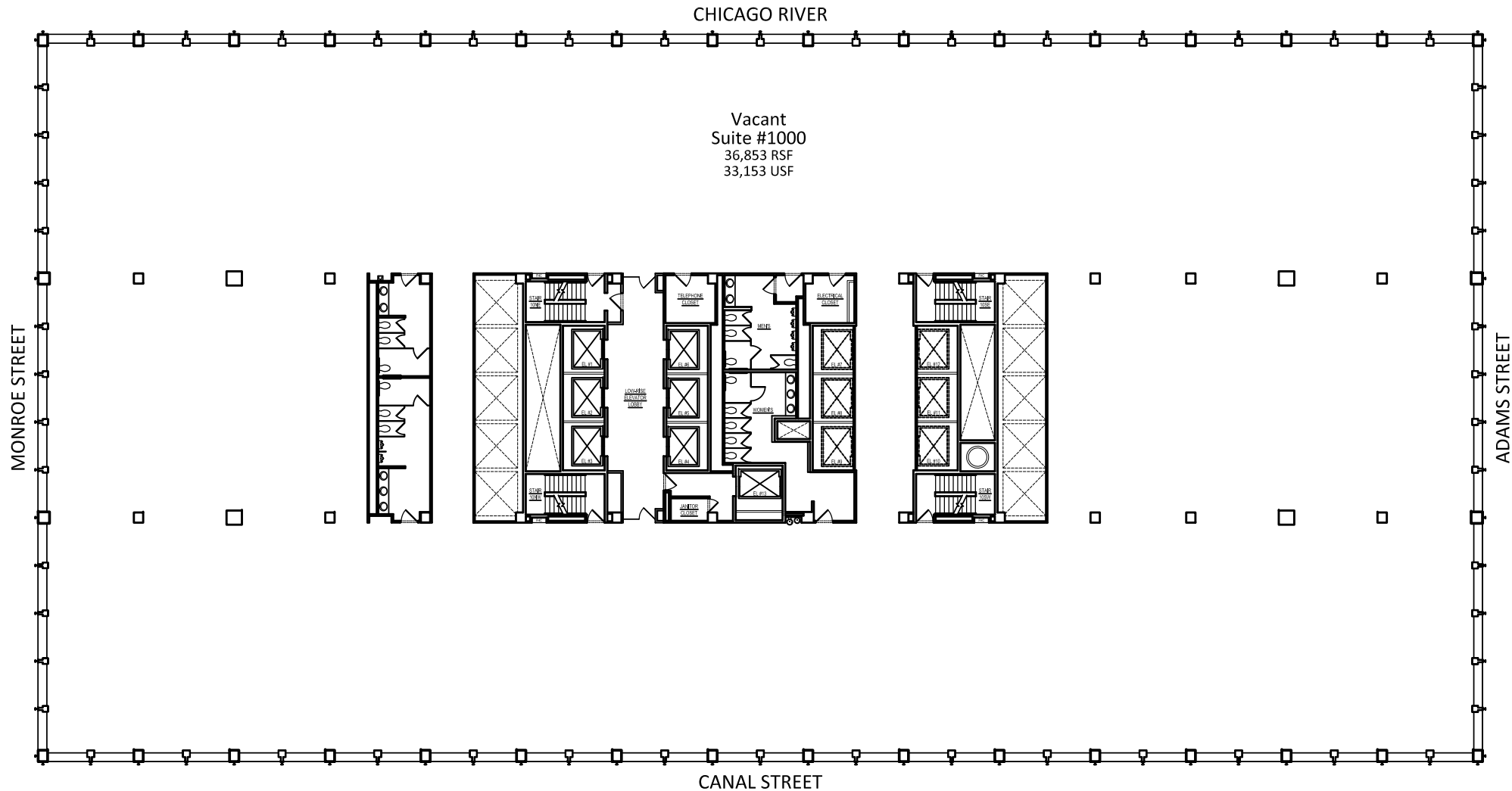
FLOOR 08 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	VACANT	32,630	1.1294	36,853	0	36,853
FLOOR TOTALS		32,630	1.1294	36,853	0	36,853





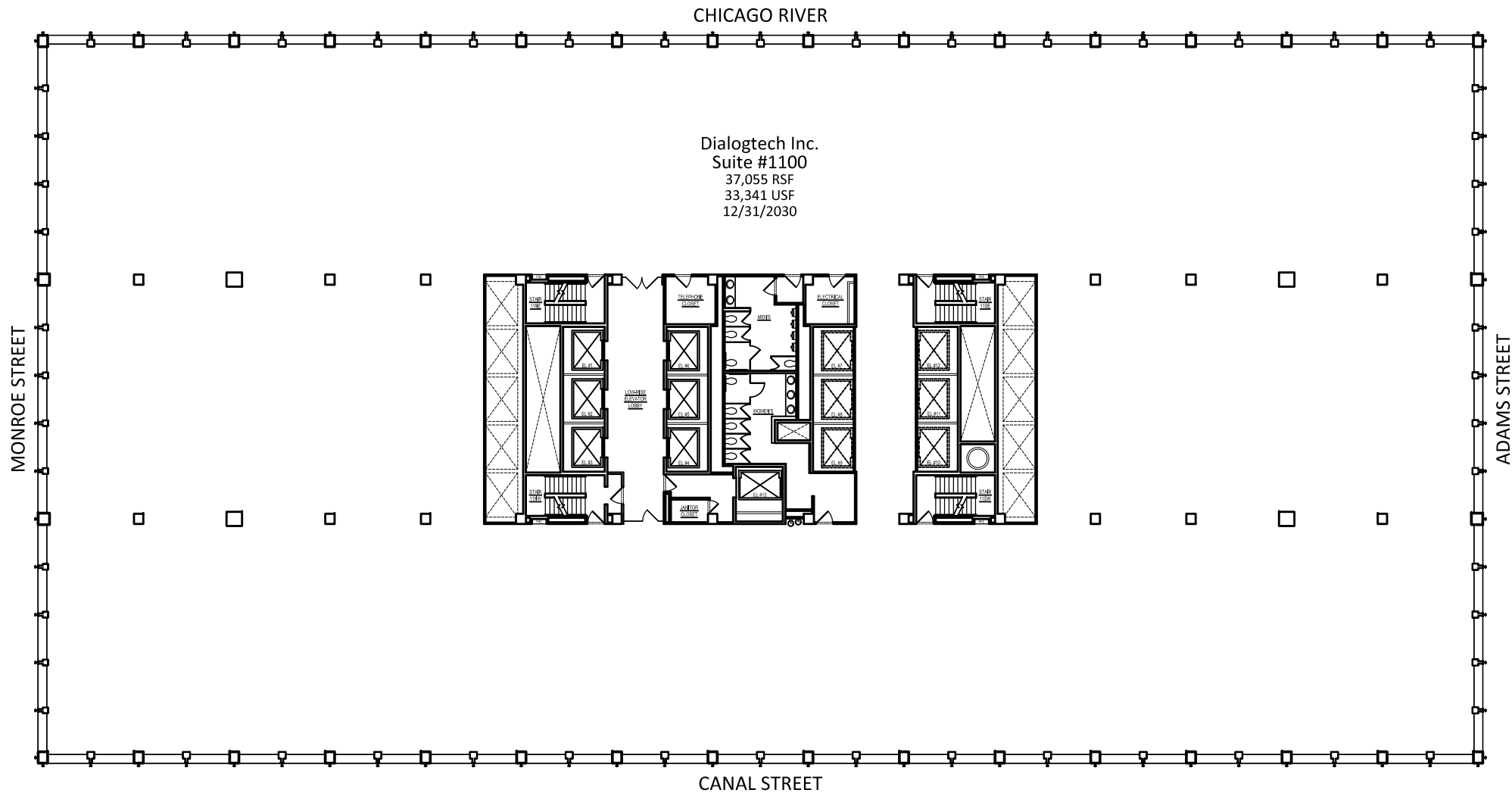
FLOOR 09 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
900	VACANT	32,732	1.1259	36,853	0	36,853
FLOOR TOTALS		32,732	1.1259	36,853	0	36,853





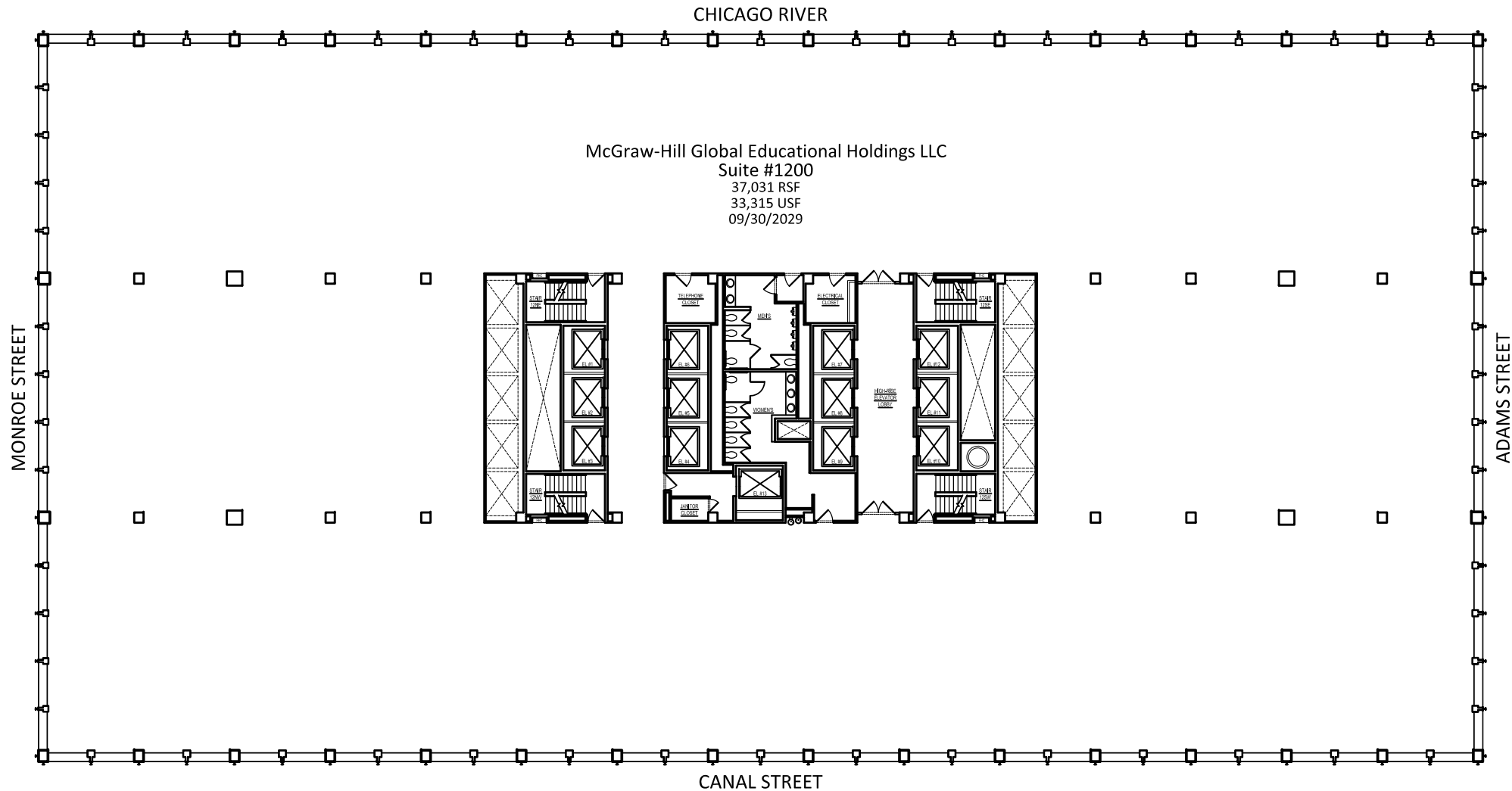
FLOOR 10 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





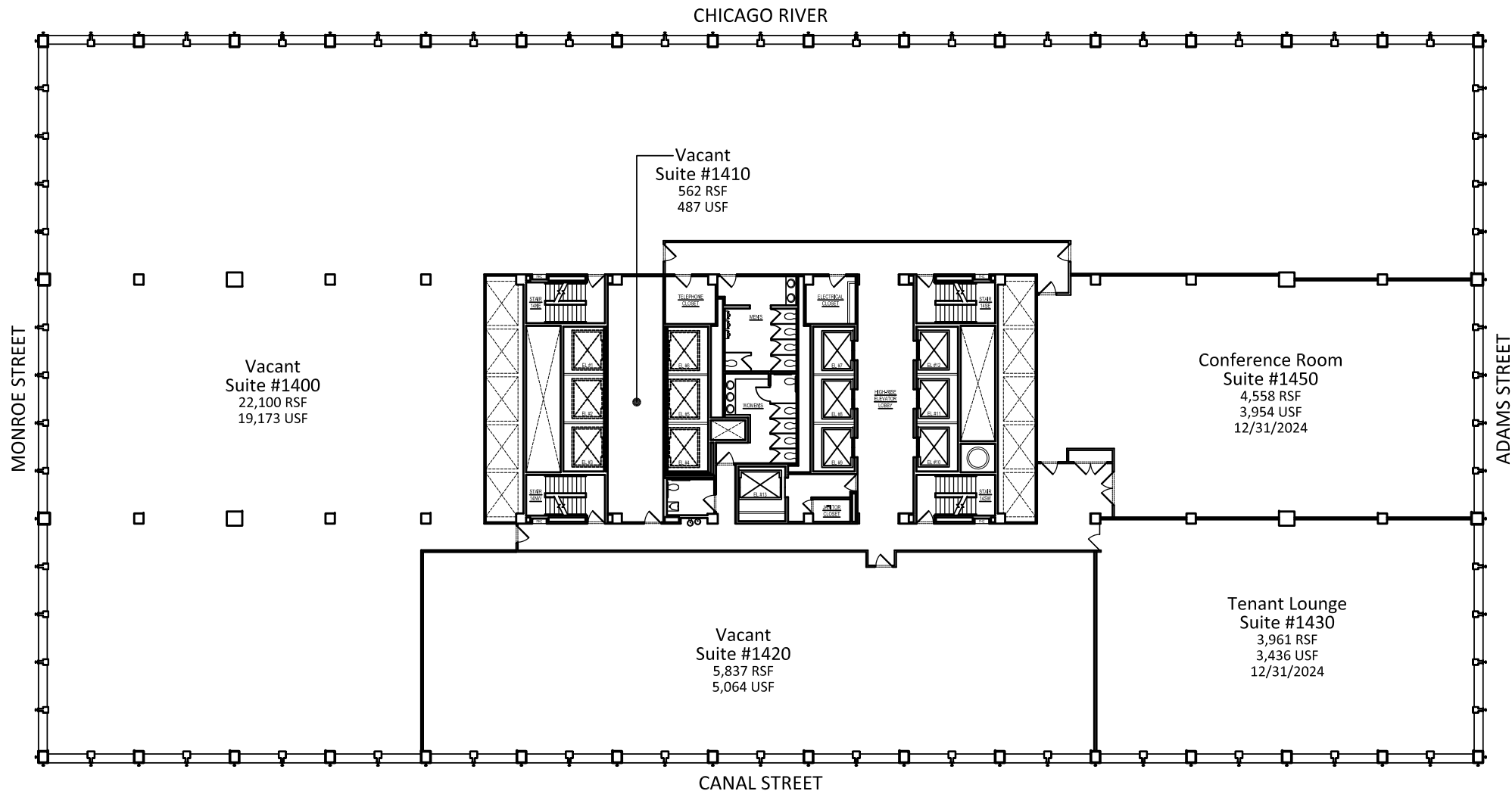
FLOOR 11 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	DIALOGTECH INC.	33,341	1.1114	37,055	37,055	0
FLOOR TOTALS		33,341	1.1114	37,055	37,055	0





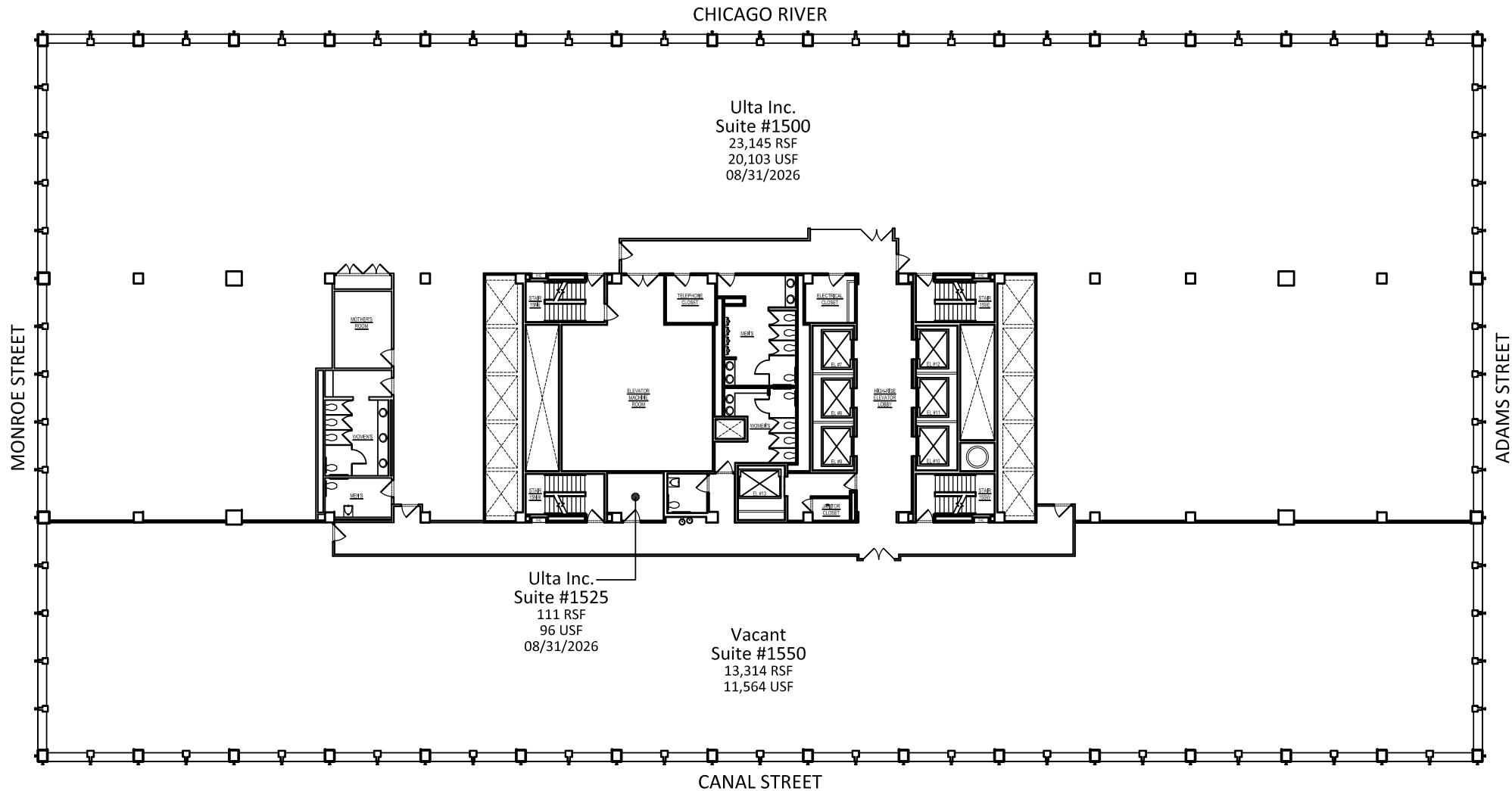
FLOOR 12 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS LLC	33,315	1.1115	37,031	37,031	0
FLOOR TOTALS		33,315	1.1115	37,031	37,031	0





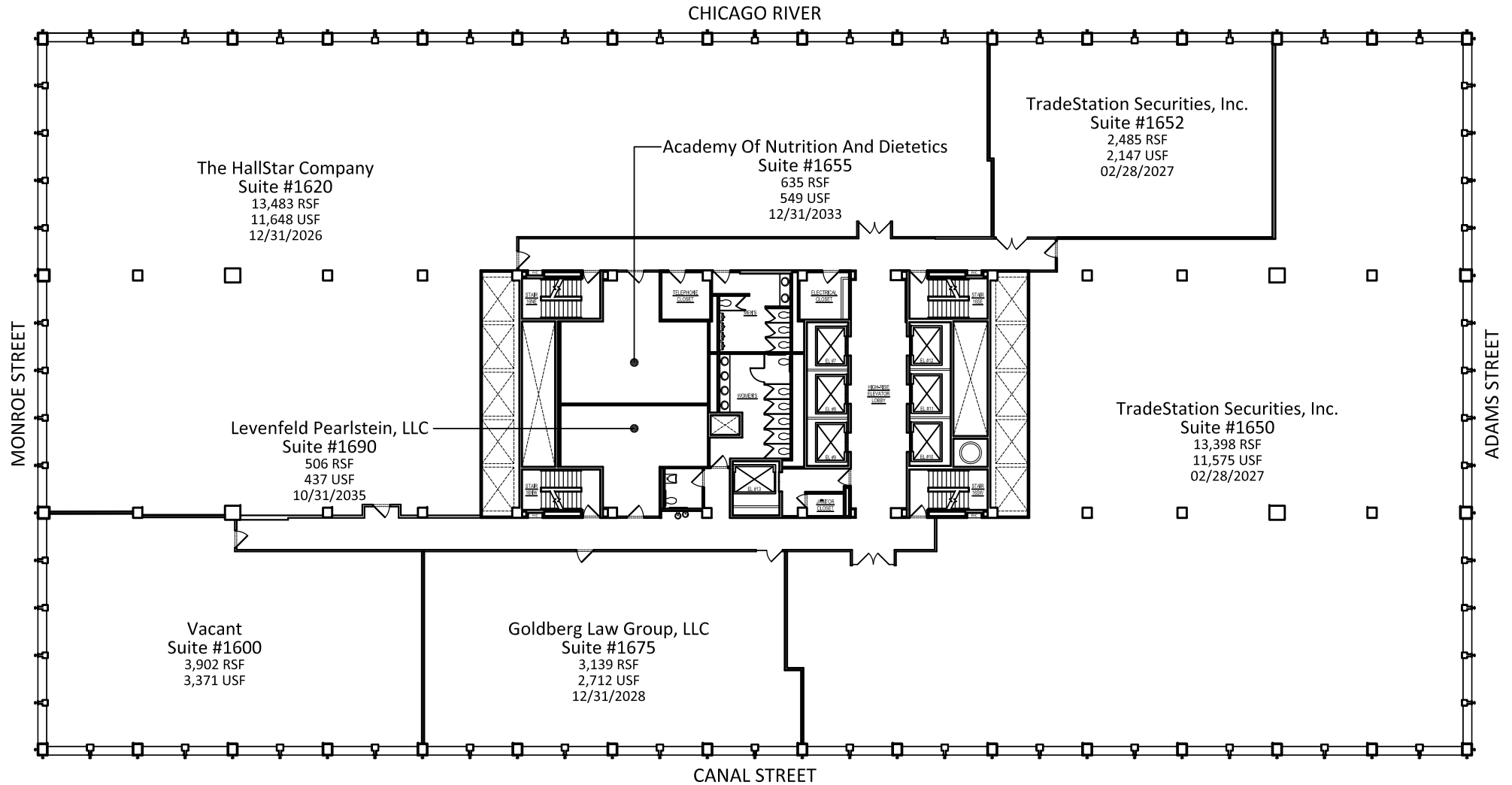
FLOOR 14 TENANT INFORMATION			BOMA 2010 LEGACY METHOD A			
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400	VACANT	19,173	1.1526	22,100	0	22,100
1410	VACANT	488	1.1526	562	0	562
1420	VACANT	5,064	1.1526	5,837	0	5,837
1430	TENANT LOUNGE	3,436	1.1526	3,961	3,969	-8
1450	CONFERENCE ROOM	3,954	1.1526	4,558	4,500	58
FLOOR TOTALS		32,115	1.1526	37,018	8,469	28,549





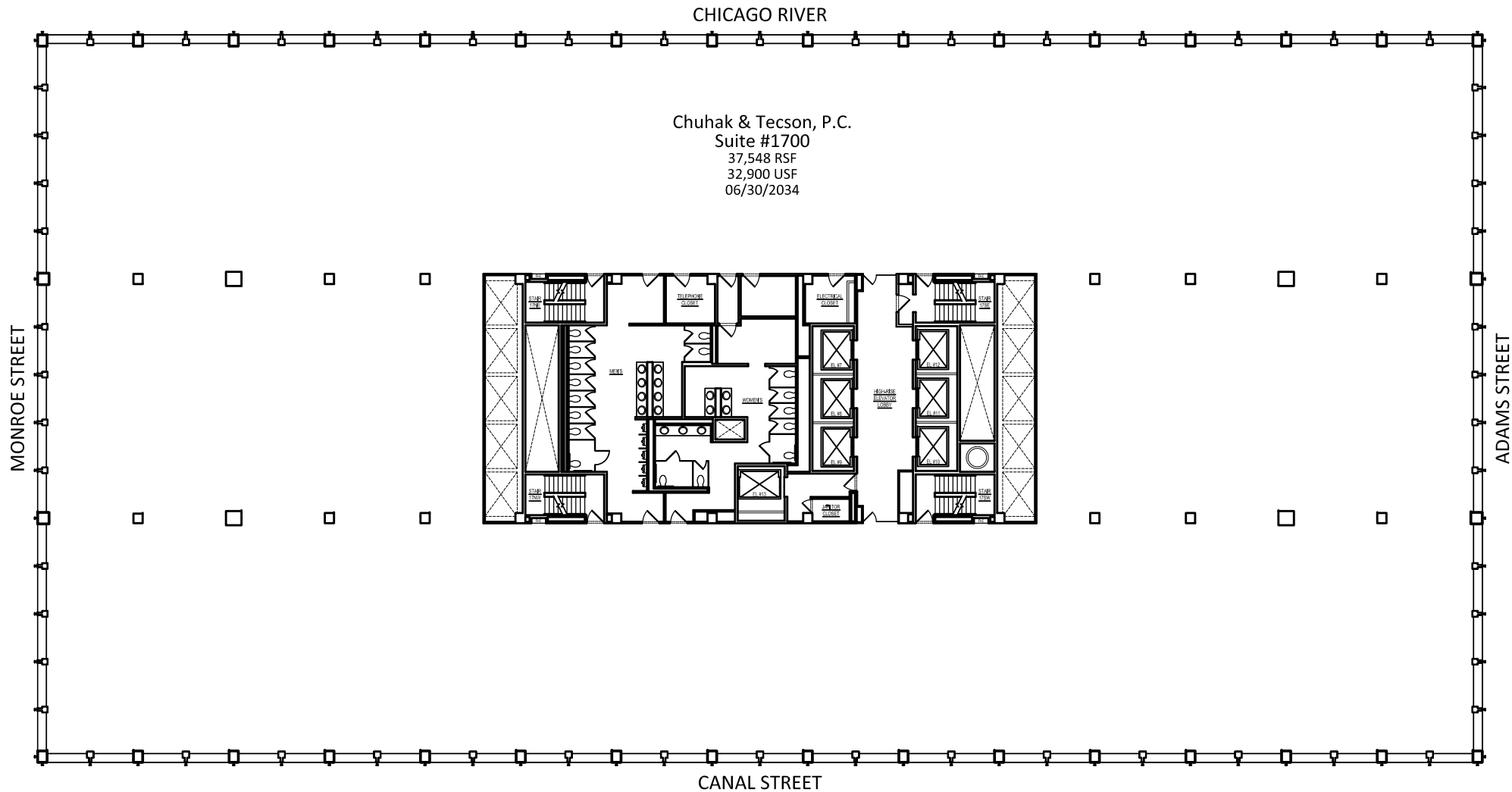
FLOOR 15 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ULTA INC.	20,103	1.1514	23,145	23,131	14
1525	ULTA INC.	96	1.1514	111	115	-4
1550	VACANT	11,564	1.1514	13,314	0	13,314
FLOOR TOTALS		31,762	1.1514	36,570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





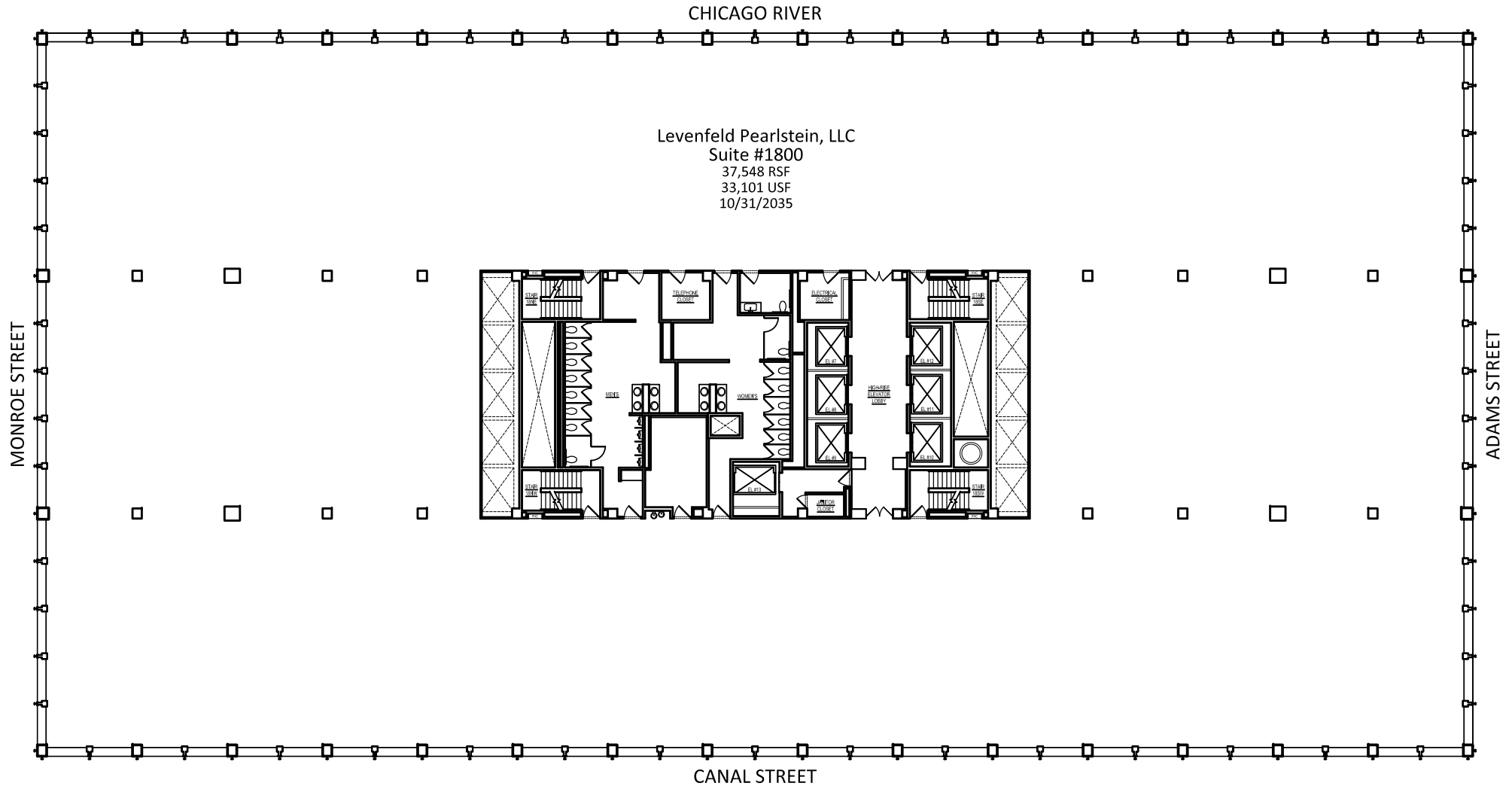
FLOOR 16 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	VACANT	3,371	1.1575	3,902	0	3,902
1620	THE HALLSTAR COMPANY	11,648	1.1575	13,483	13,542	-59
1650	TRADESTATION SECURITIES, INC.	11,575	1.1575	13,398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





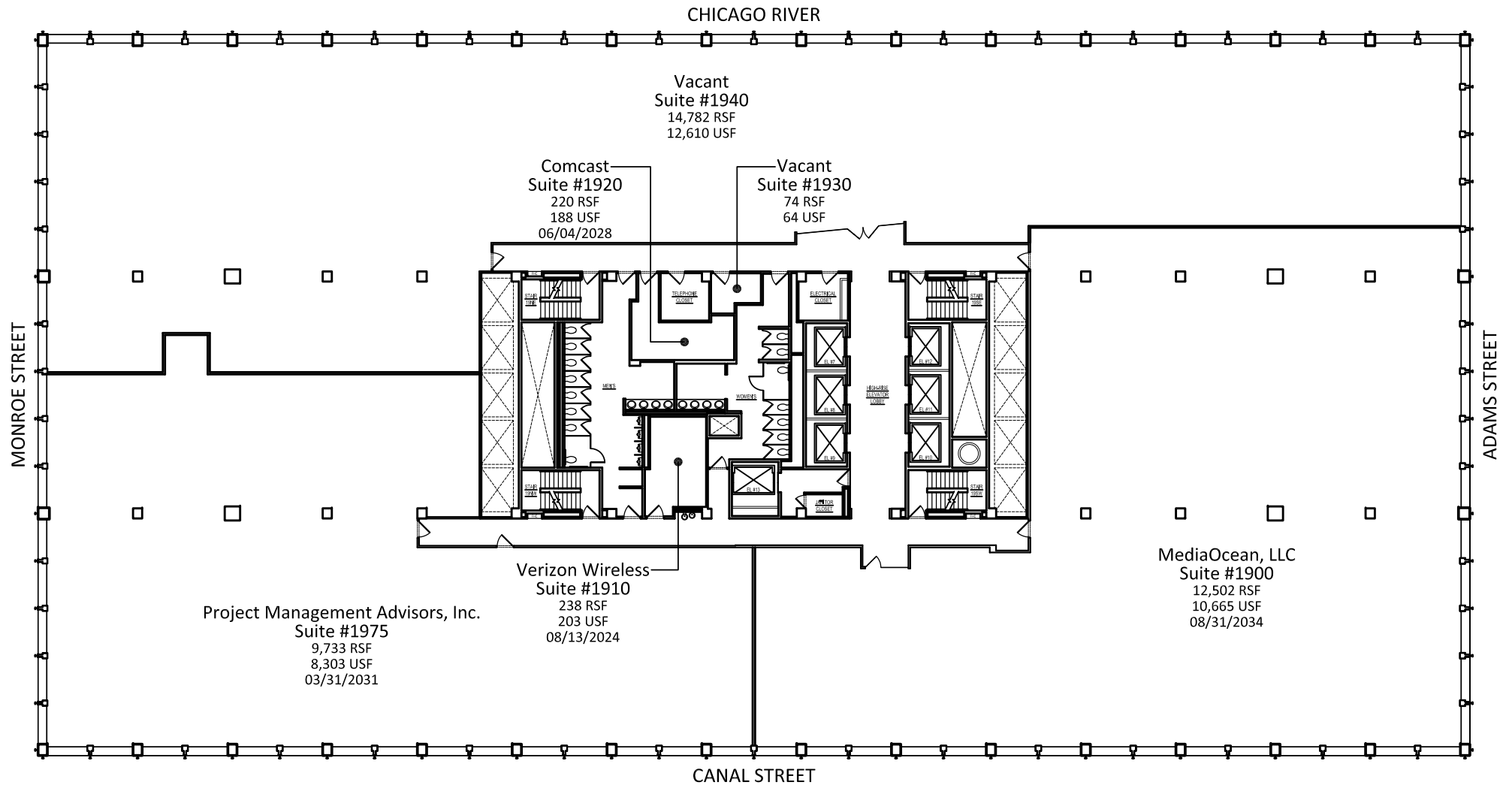
FLOOR 17 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700	CHUHAK & TECSON, P.C.	32,900	1.1413	37,548	37,548	0
FLOOR TOTALS		32,900	1.1413	37,548	37,548	0





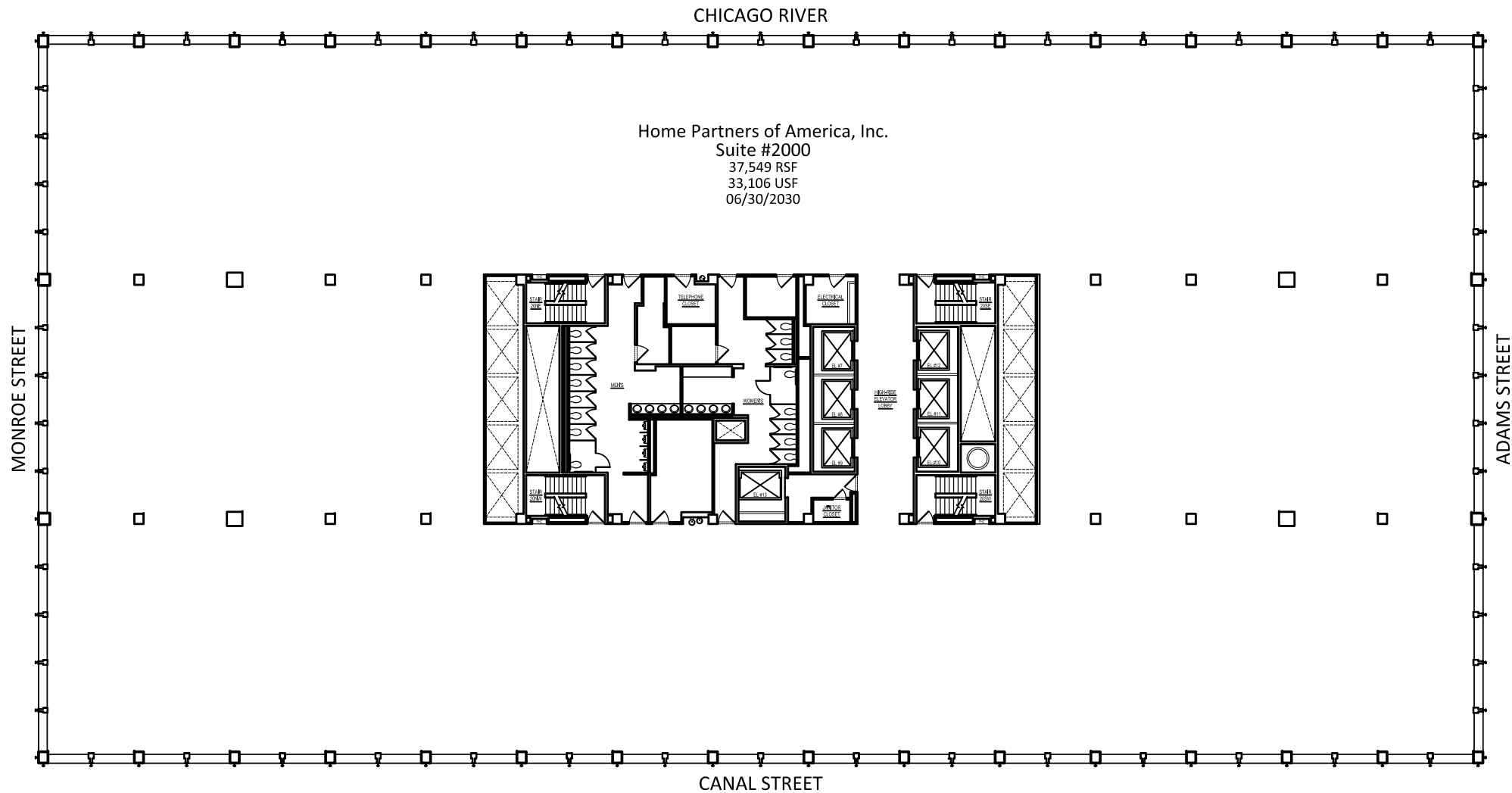
FLOOR 18 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	LEVENFELD PEARLSTEIN, LLC	33,101	1.1344	37,548	37,548	0
FLOOR TOTALS		33,101	1.1344	37,548	37,548	0





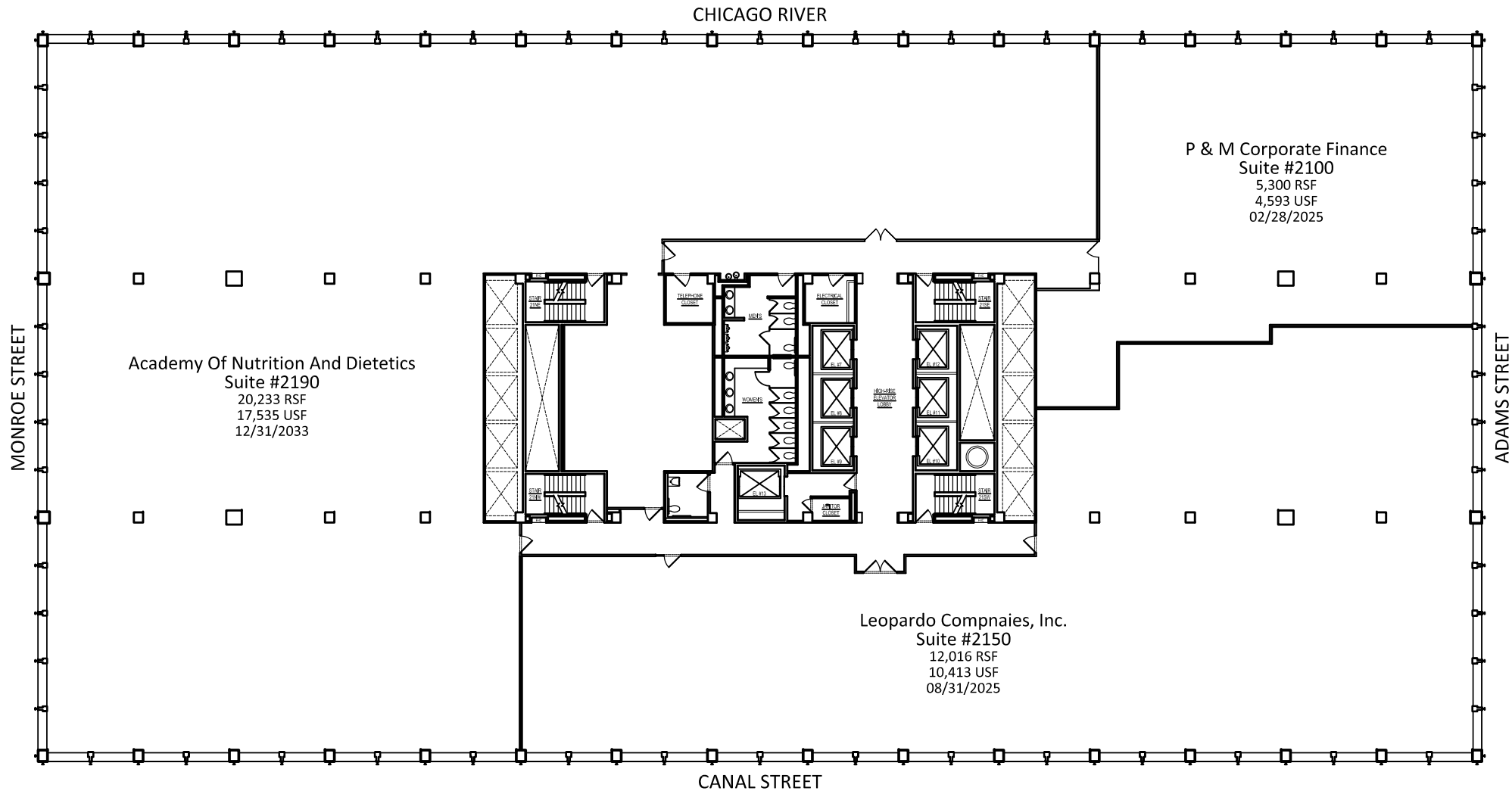
FLOOR 19 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	MEDIAOCEAN, LLC	10,665	1.1722	12,502	12,502	0
1910	VERIZON WIRELESS	203	1.1722	238	238	0
1920	COMCAST	188	1.1722	220	220	0
1930	VACANT	64	1.1722	74	0	74
1940	VACANT	12,610	1.1722	14,782	0	14,782
1975	PROJECT MANAGEMENT ADVISORS, INC.	8,303	1.1722	9,733	9,733	0
FLOOR TOTALS		32,033	1.1722	37,549	22,693	14,856





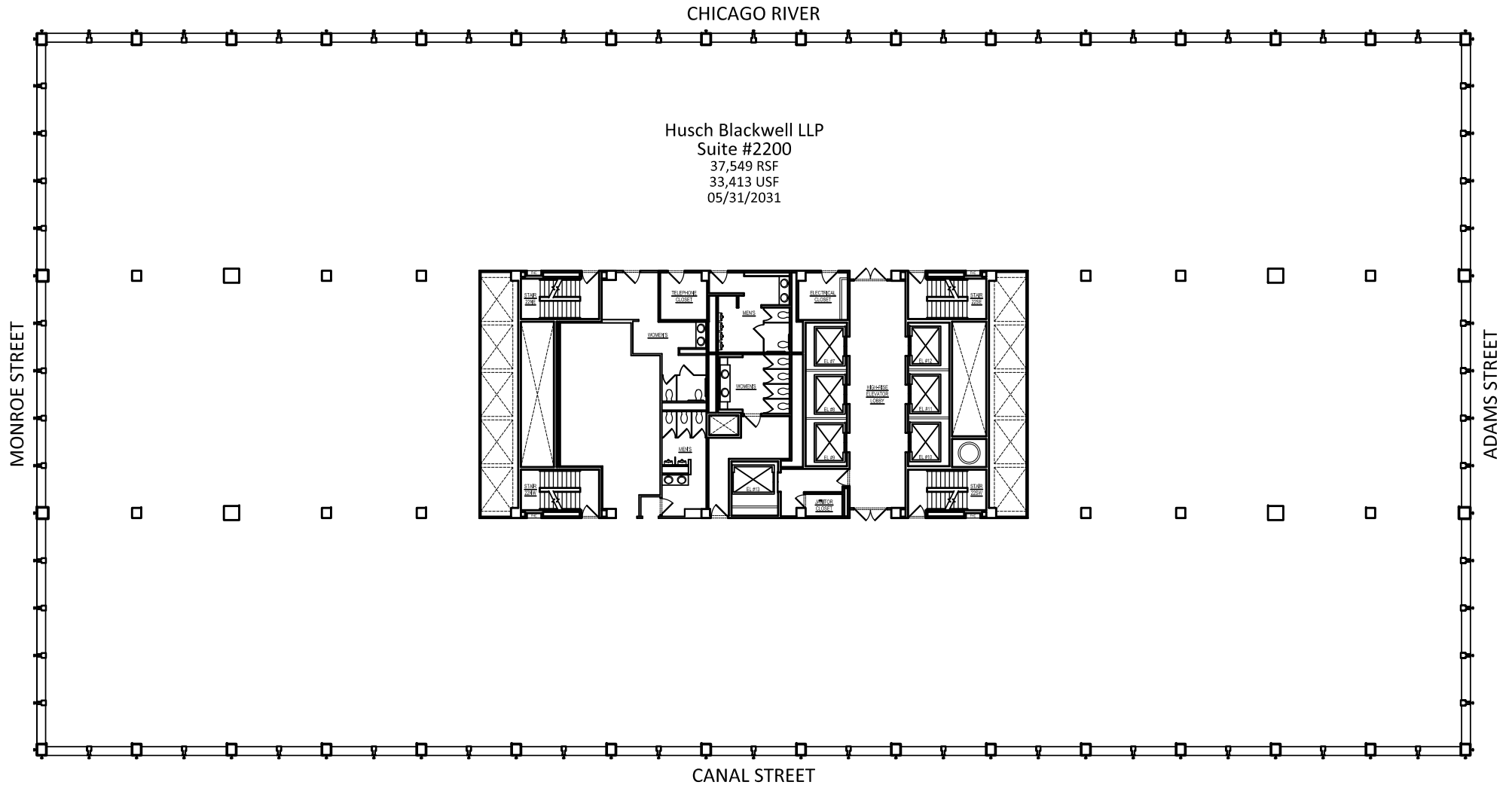
FLOOR 20 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	HOME PARTNERS OF AMERICA, INC.	33,106	1.1342	37,549	37,549	0
FLOOR TOTALS		33,106	1.1342	37,549	37,549	0





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

