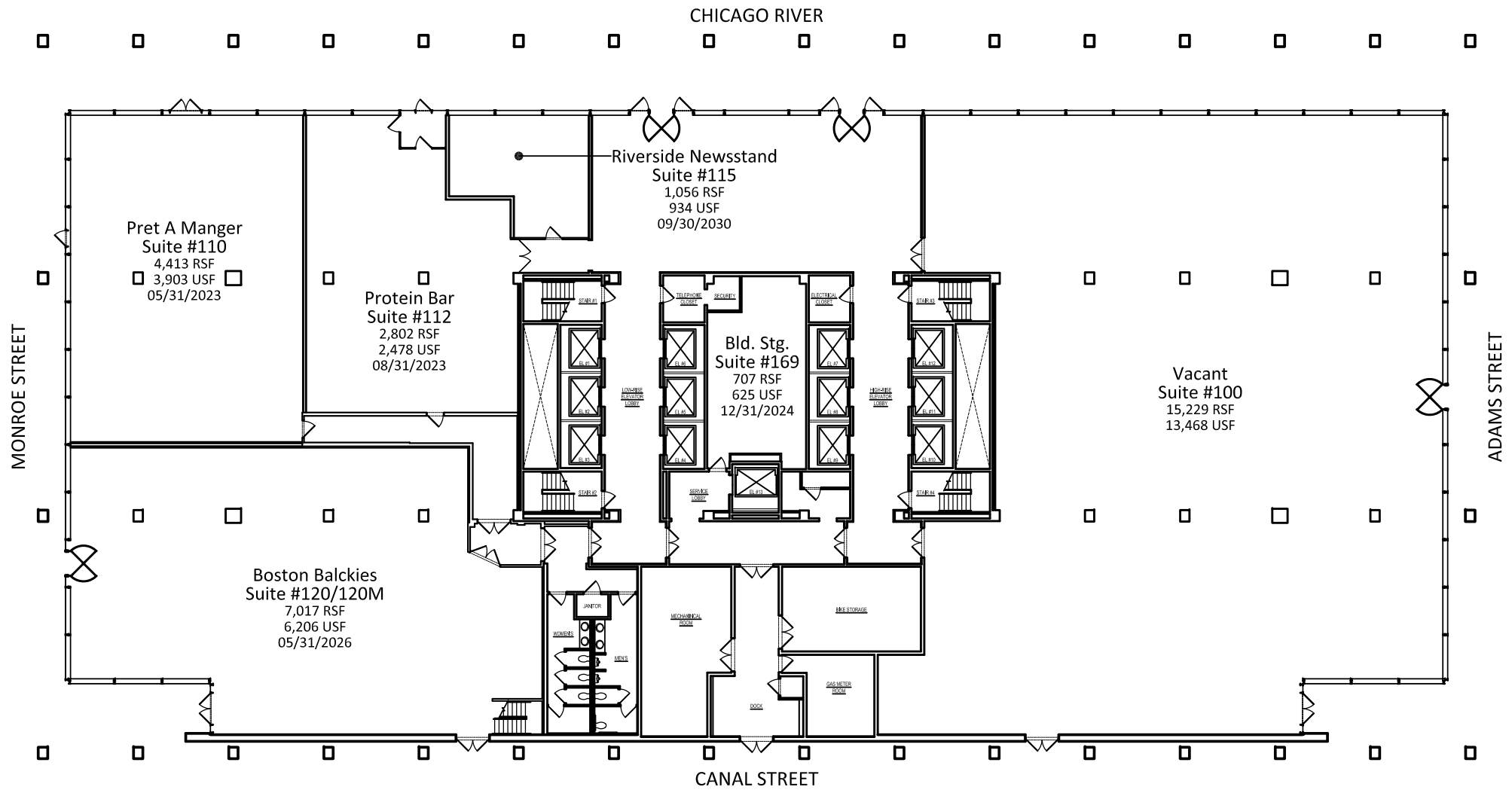


120 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606**BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0766**

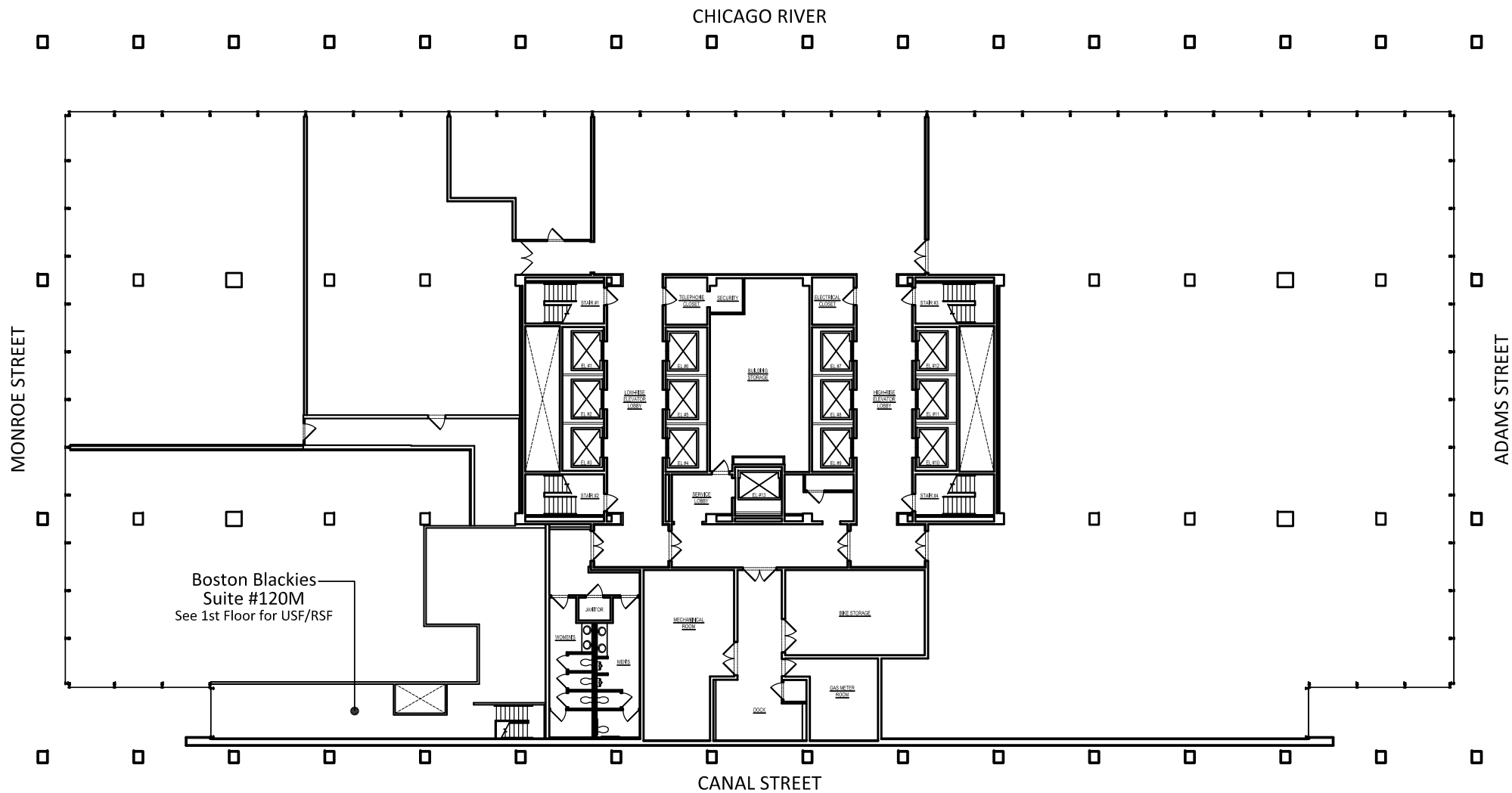
FLOOR NUMBER	% LEASED	MEASURED USF	CURRENT RSF	FUTURE RSF	FUTURE RSF NET GAIN/LOSS	CURRENT VACANT RSF	LOAD FACTOR	LOSS FACTOR
01	44.17%	27,613	13,793	31,224	2,202	15,229	1.1308	11.56%
03	95.90%	6,549	7,762	8,094	332	0	1.2359	19.09%
04	0.00%	33,153	0	36,853	0	36,853	1.1116	10.04%
05	0.00%	33,153	0	36,853	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	89.28%	32,439	33,524	37,548	(384)	4,408	1.1575	13.61%
17	0.00%	32,900	0	37,548	0	37,548	1.1413	12.38%
18	0.00%	33,101	0	37,548	0	37,548	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	45.13%	625,458	319,458	707,803	2,388	385,957		

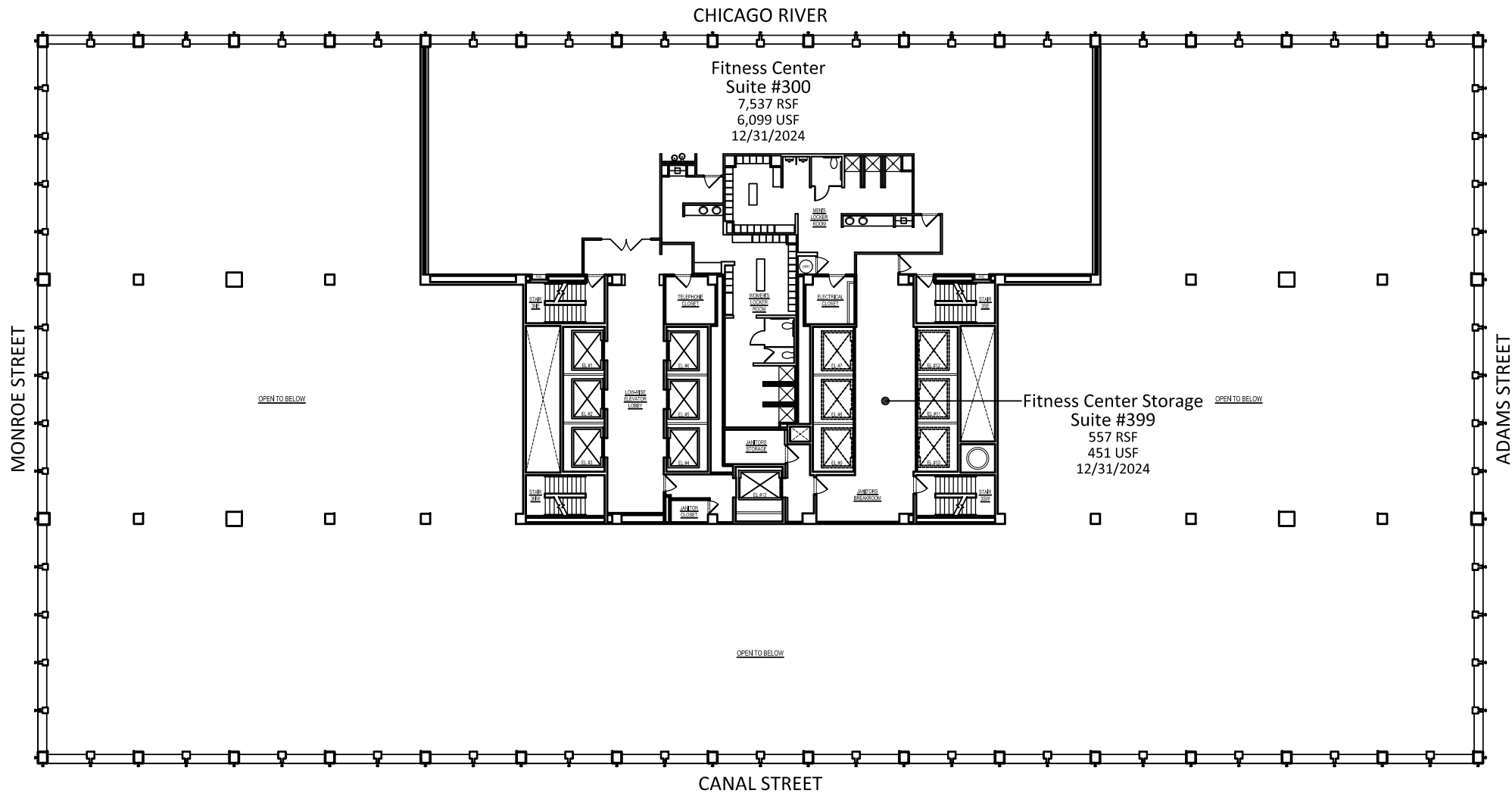
Main Lobby = 1,900 SF
Elevator Lobbies = 951 SF



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

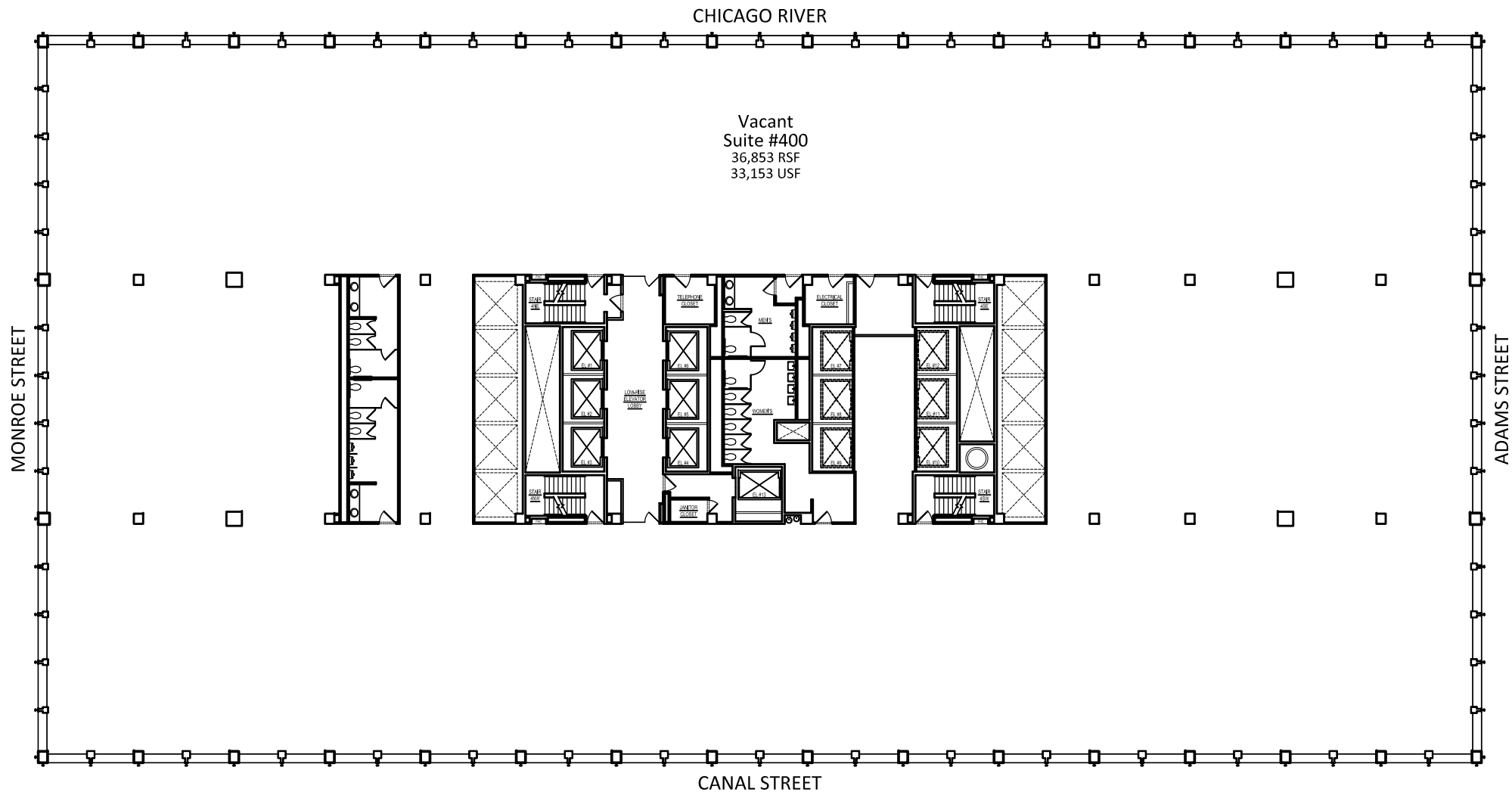






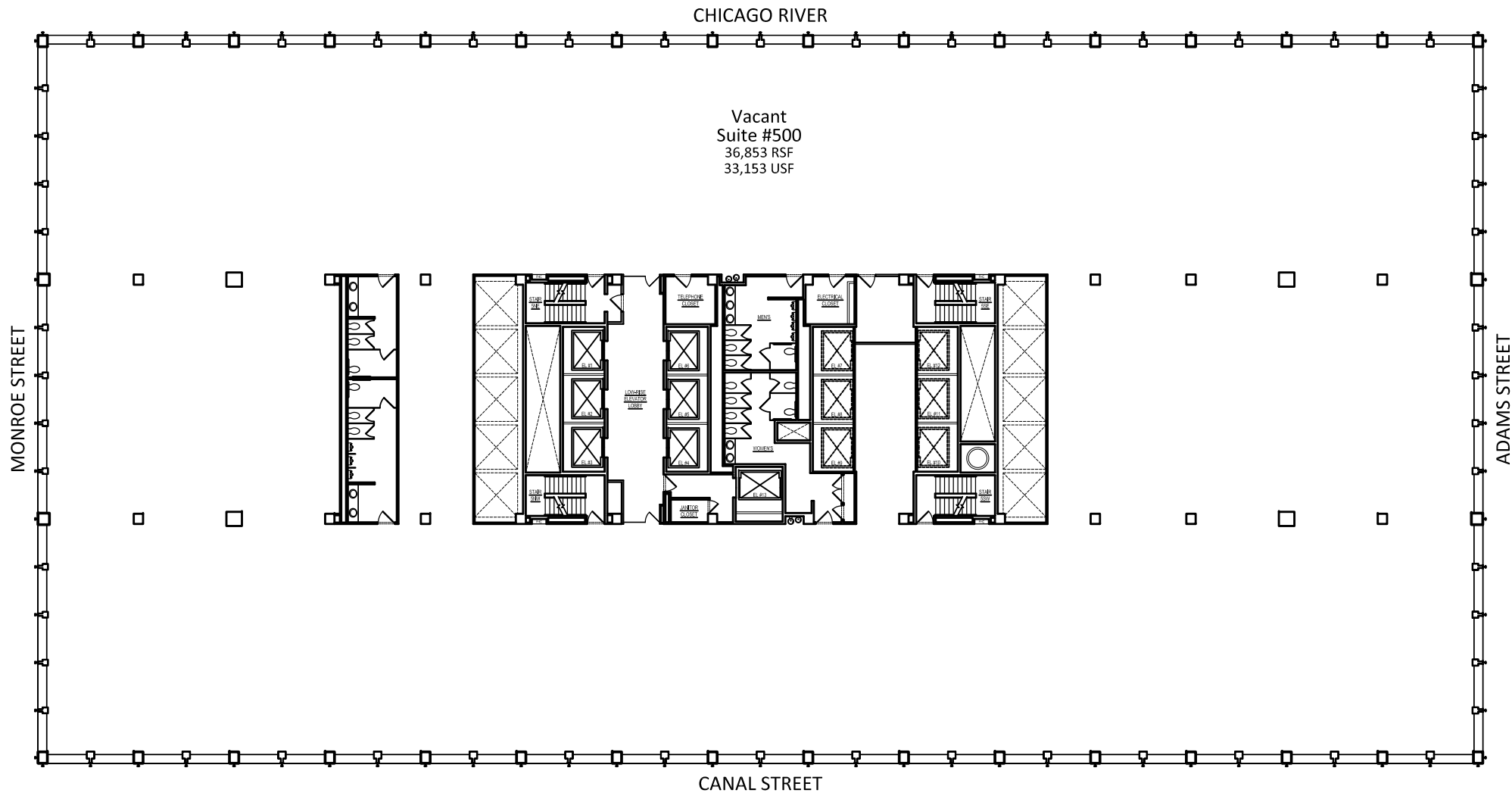
FLOOR 03 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
300	FITNESS CENTER	6,099	1.2359	7,537	7,471	66
399	FITNESS CENTER STORAGE	451	1.2359	557	291	266
FLOOR TOTALS		6,549	1.2359	8,094	7,762	332





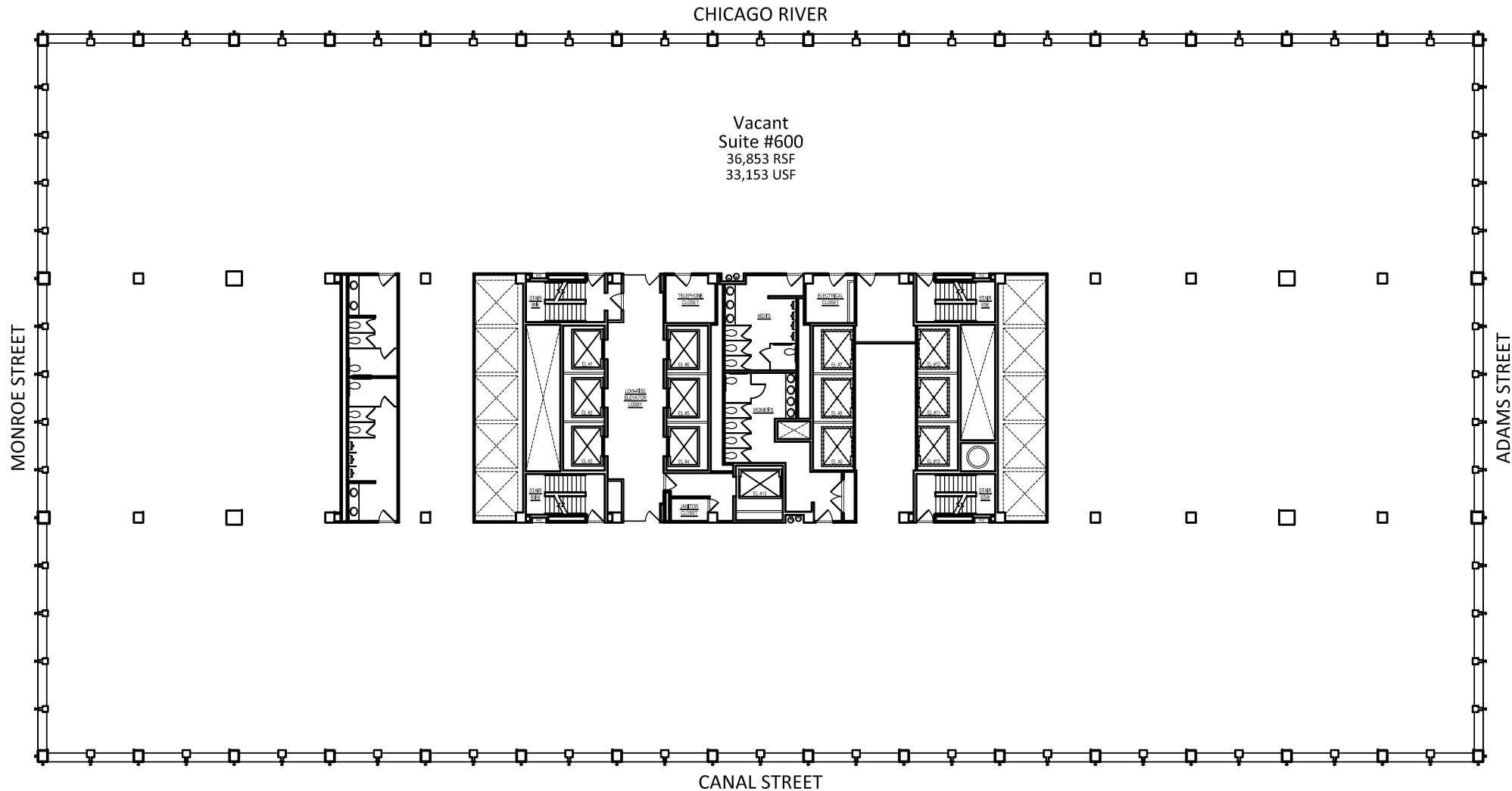
FLOOR 04 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
400	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





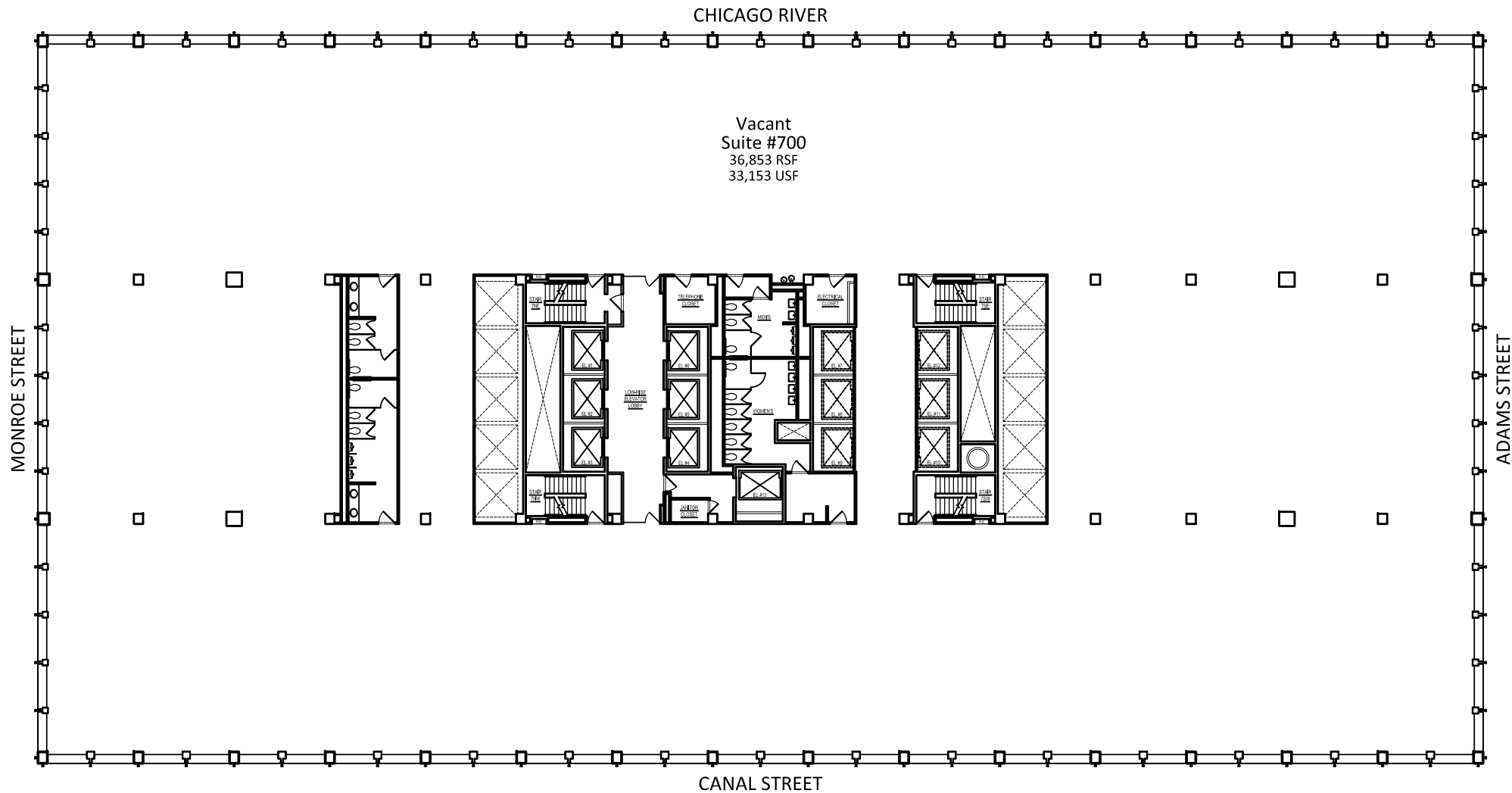
FLOOR 05 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
500	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





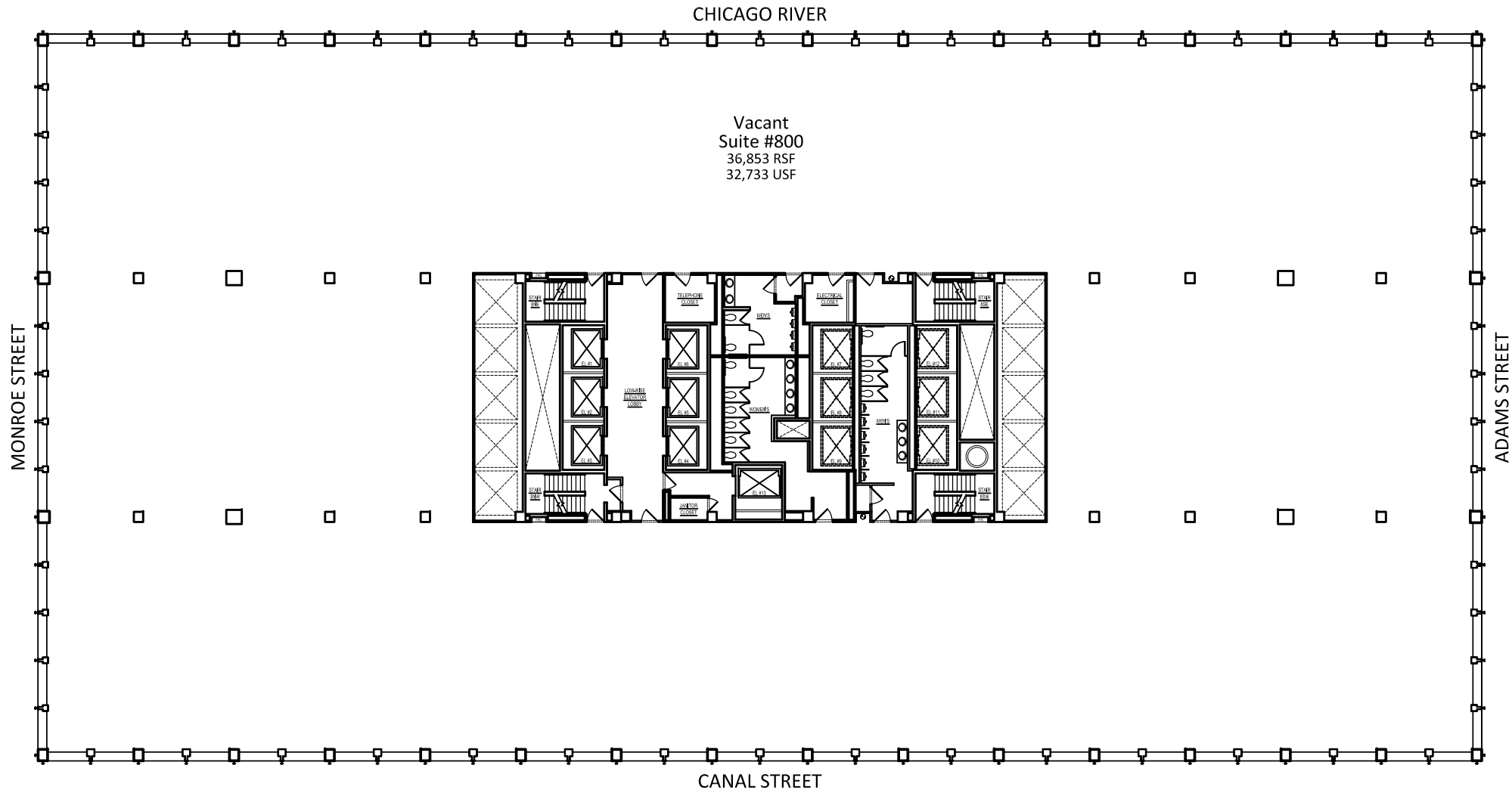
FLOOR 06 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
600	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





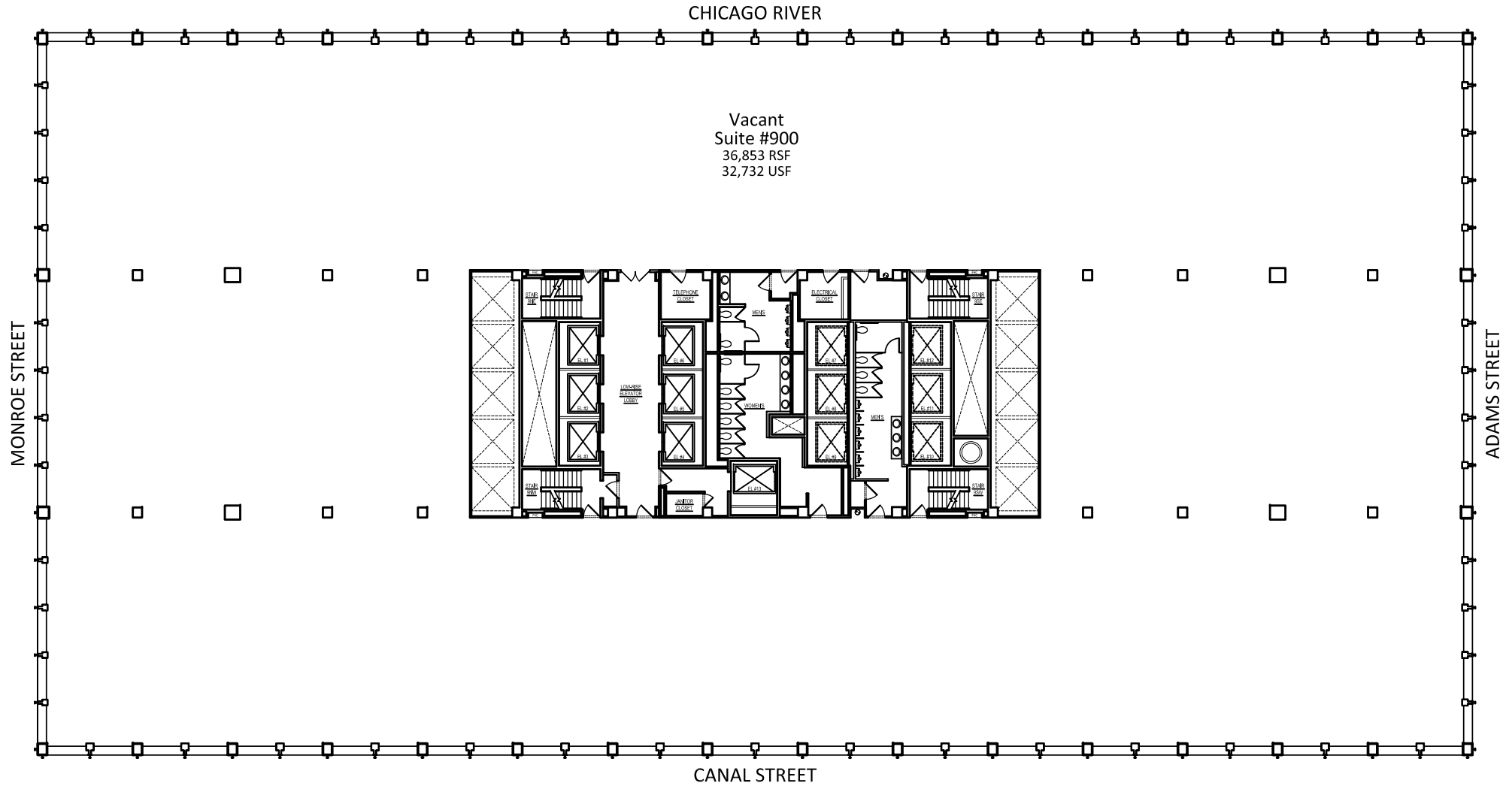
FLOOR 07 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
700	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





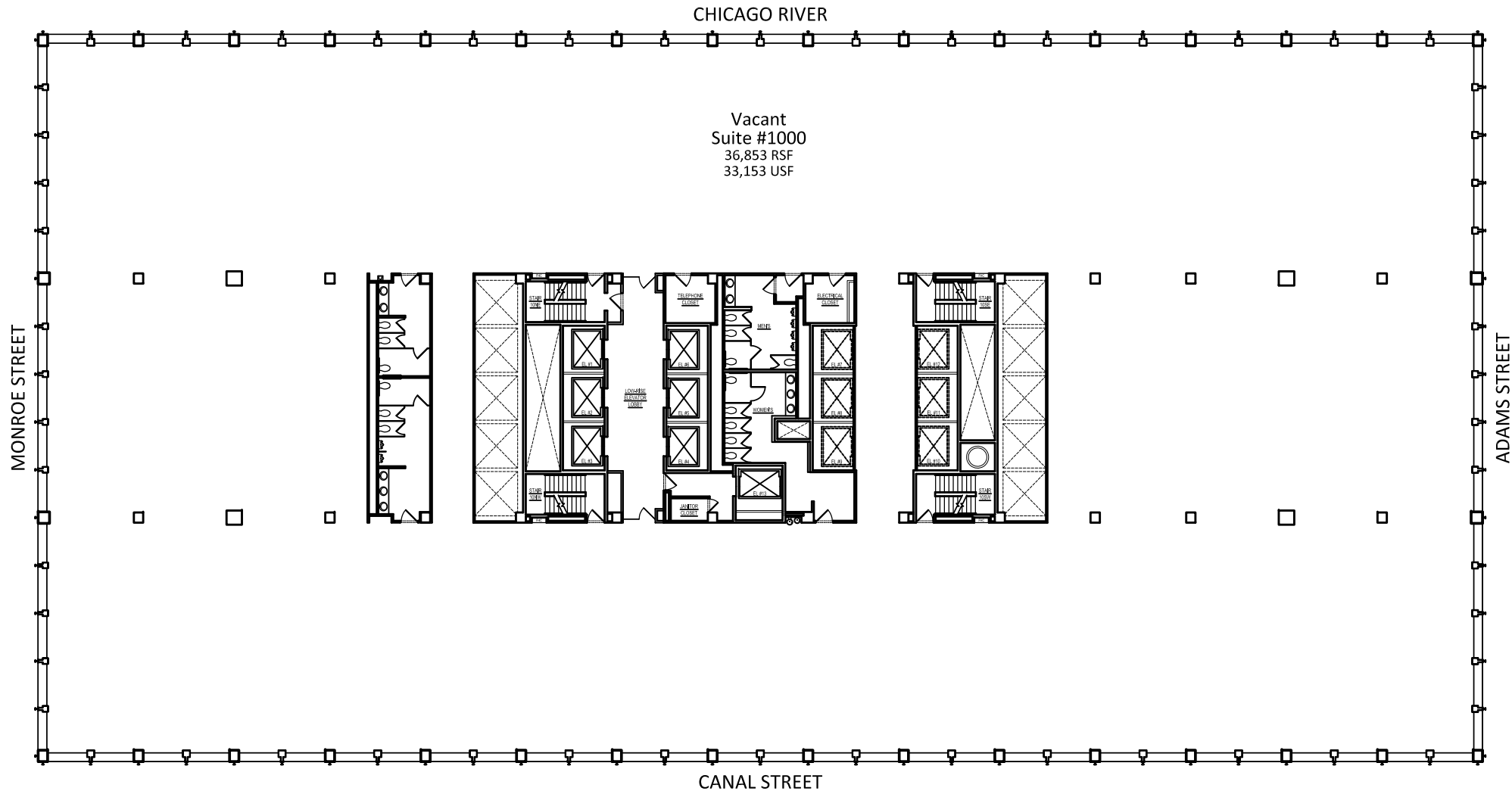
FLOOR 08 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
800	VACANT	32,733	1.1259	36,853	0	36,853
FLOOR TOTALS		32,733	1.1259	36,853	0	36,853





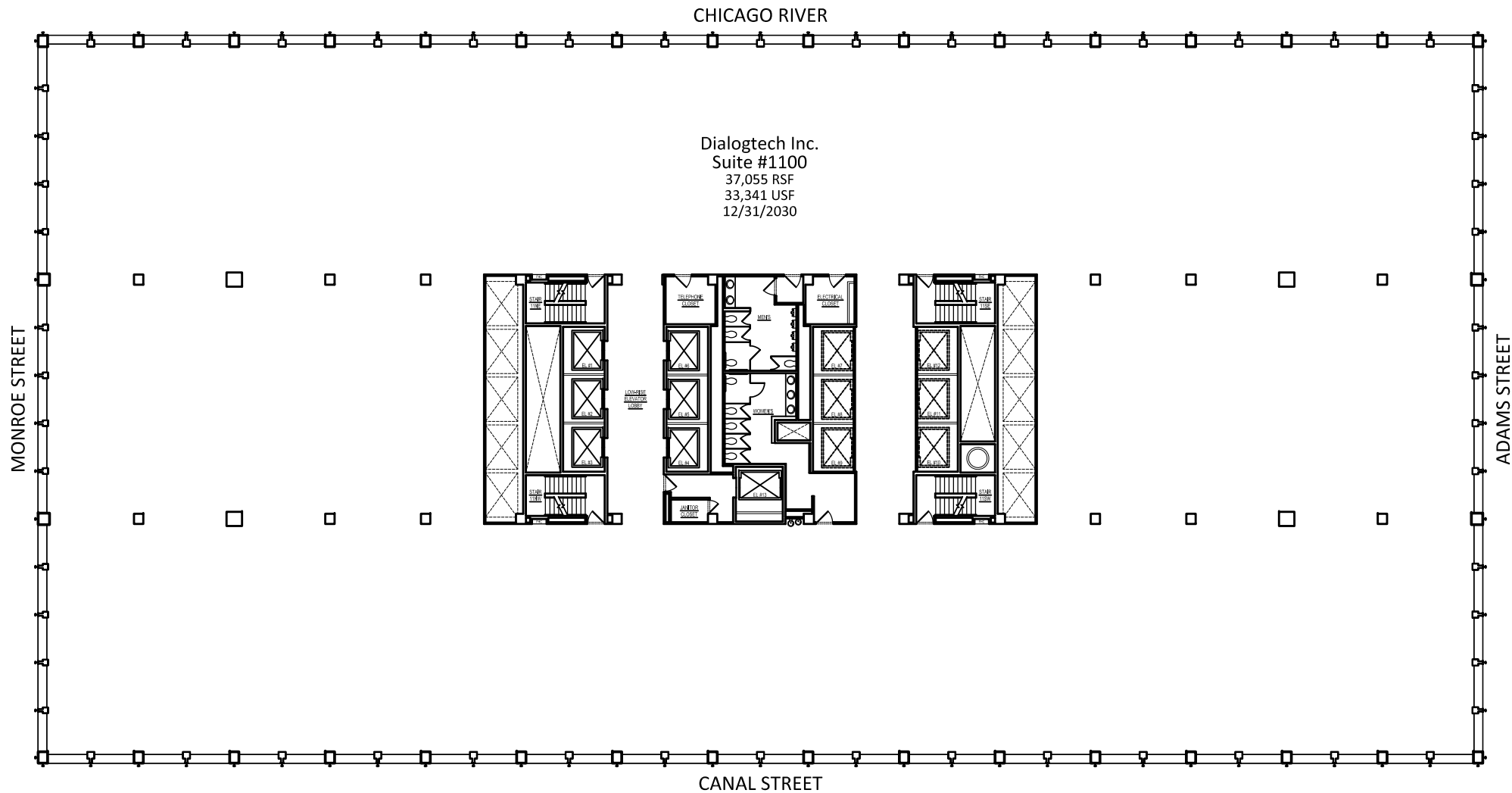
FLOOR 09 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
900	VACANT	32,732	1.1259	36,853	0	36,853
FLOOR TOTALS		32,732	1.1259	36,853	0	36,853





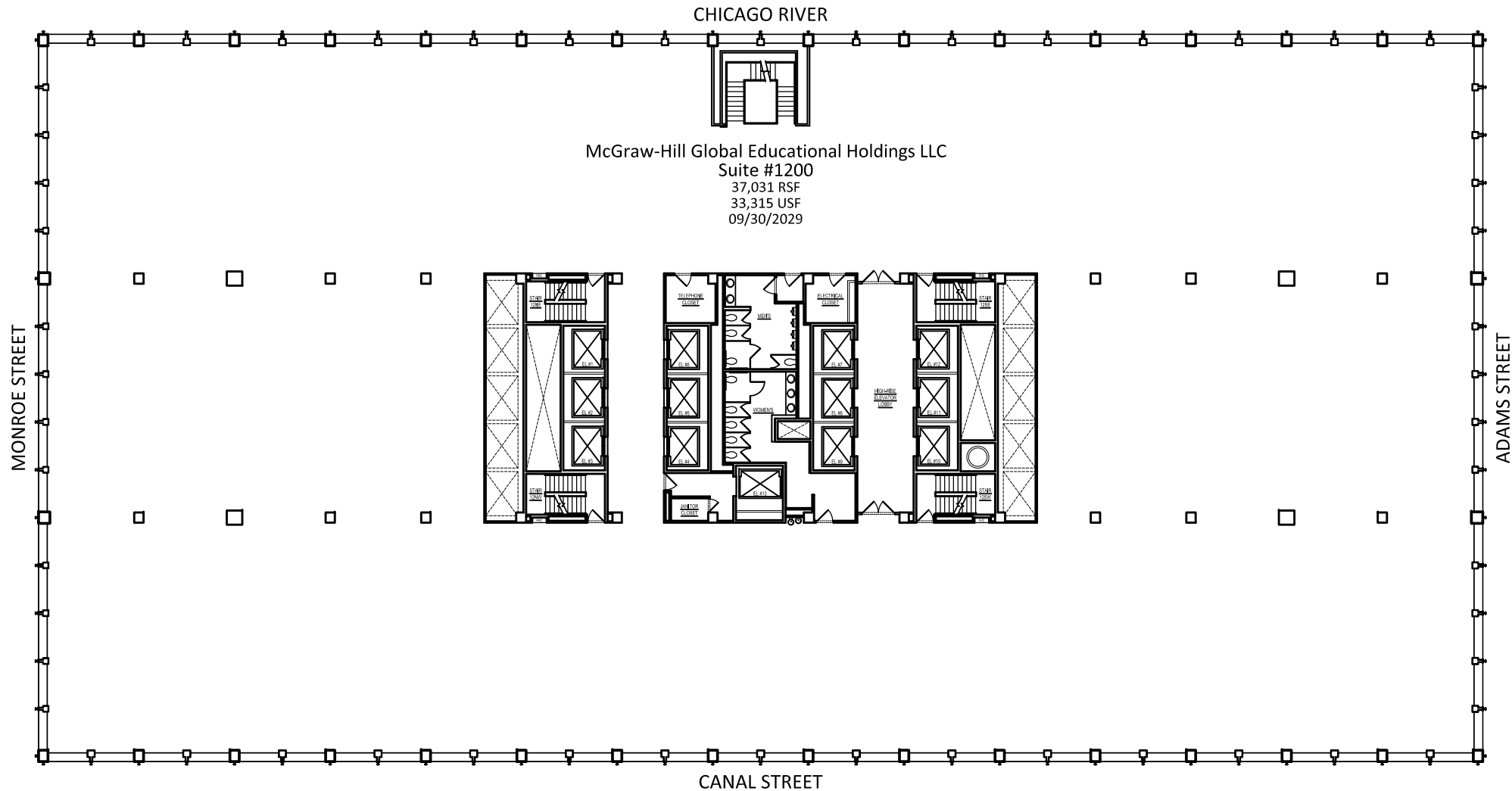
FLOOR 10 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1000	VACANT	33,153	1.1116	36,853	0	36,853
FLOOR TOTALS		33,153	1.1116	36,853	0	36,853





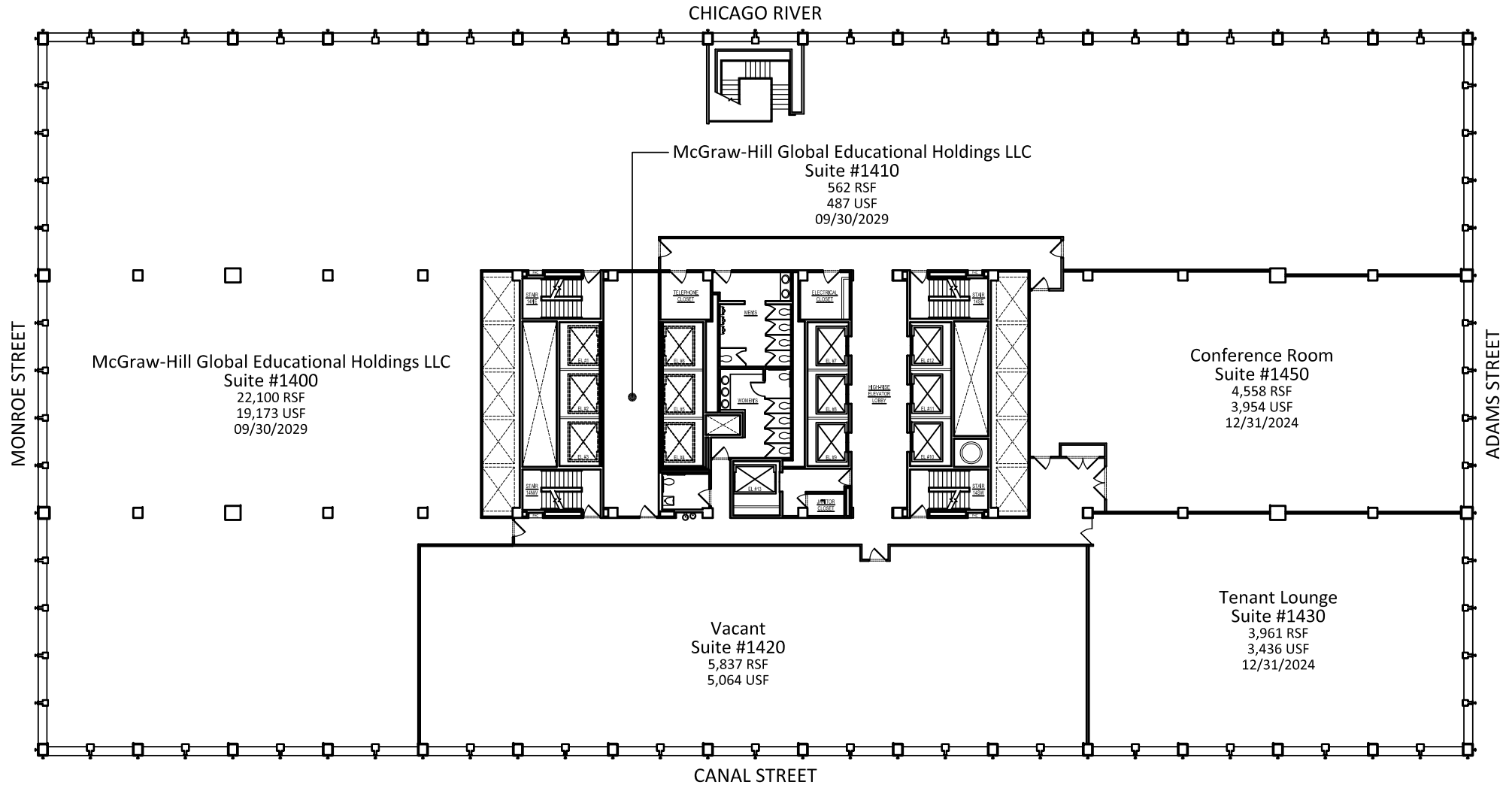
FLOOR 11 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1100	DIALOGTECH INC.	33,341	1.1114	37,055	37,055	0
FLOOR TOTALS		33,341	1.1114	37,055	37,055	0





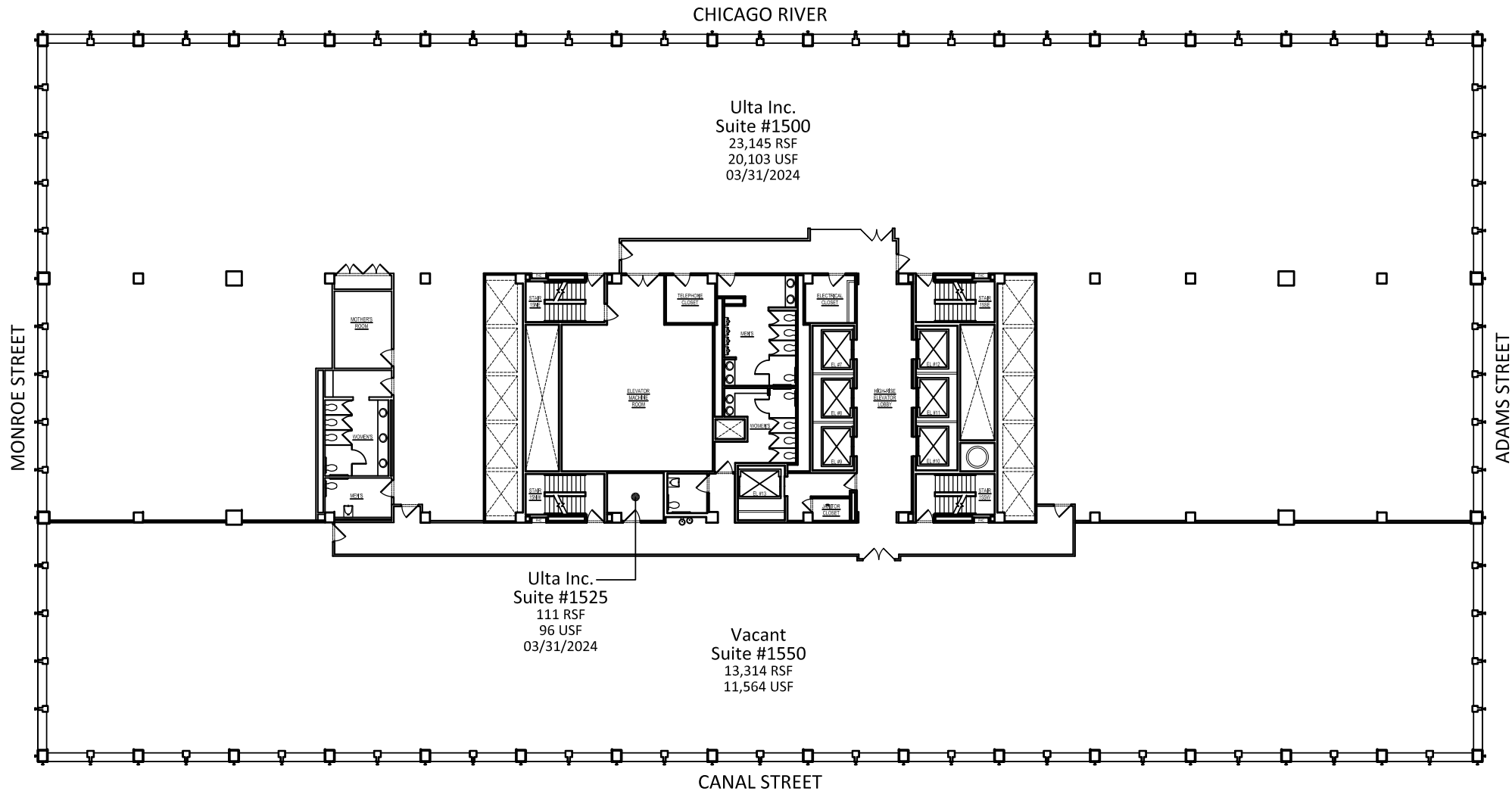
FLOOR 12 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1200	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS LLC	33,315	1.1115	37,031	37,031	0
FLOOR TOTALS		33,315	1.1115	37,031	37,031	0





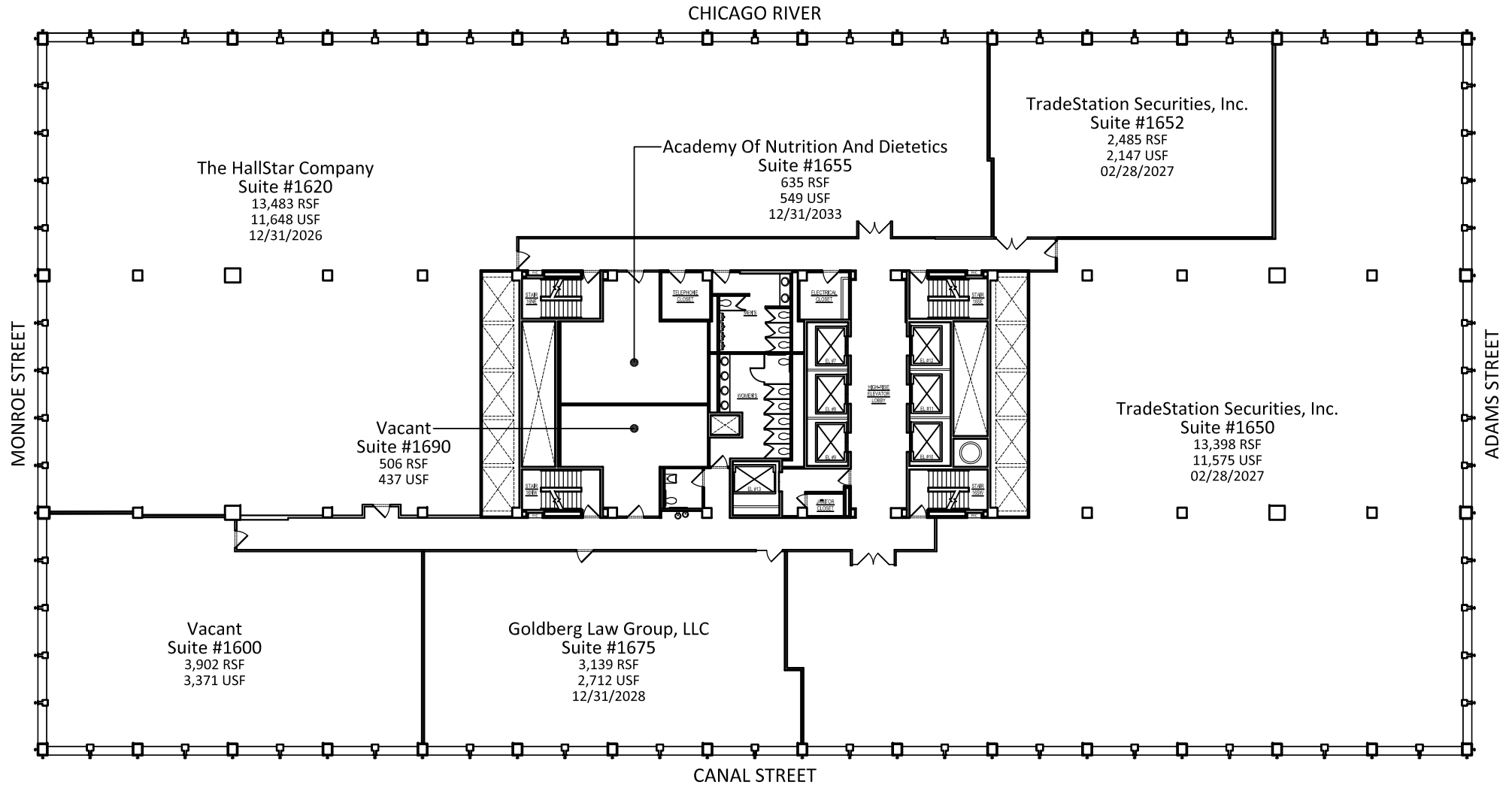
FLOOR 14 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1400	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS LLC	19,173	1.1526	22,100	22,100	0
1410	MCGRAW-HILL GLOBAL EDUCATION HOLDINGS LLC	488	1.1526	562	562	0
1420	VACANT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





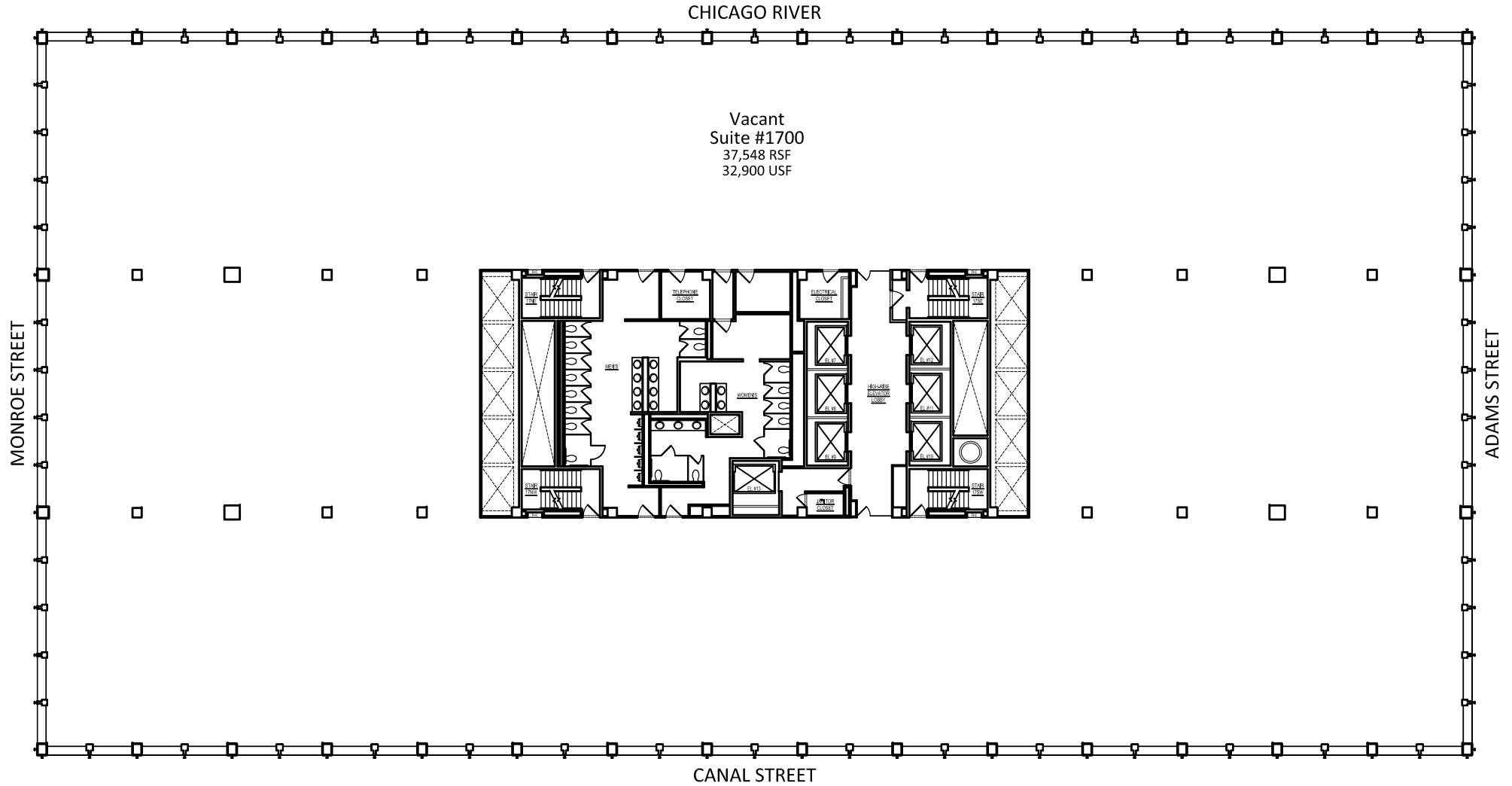
FLOOR 15 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1500	ULTA INC.	20,103	1.1514	23,145	23,131	14
1525	ULTA INC.	96	1.1514	111	115	-4
1550	VACANT	11,564	1.1514	13,314	0	13,314
FLOOR TOTALS		31,762	1.1514	36,570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





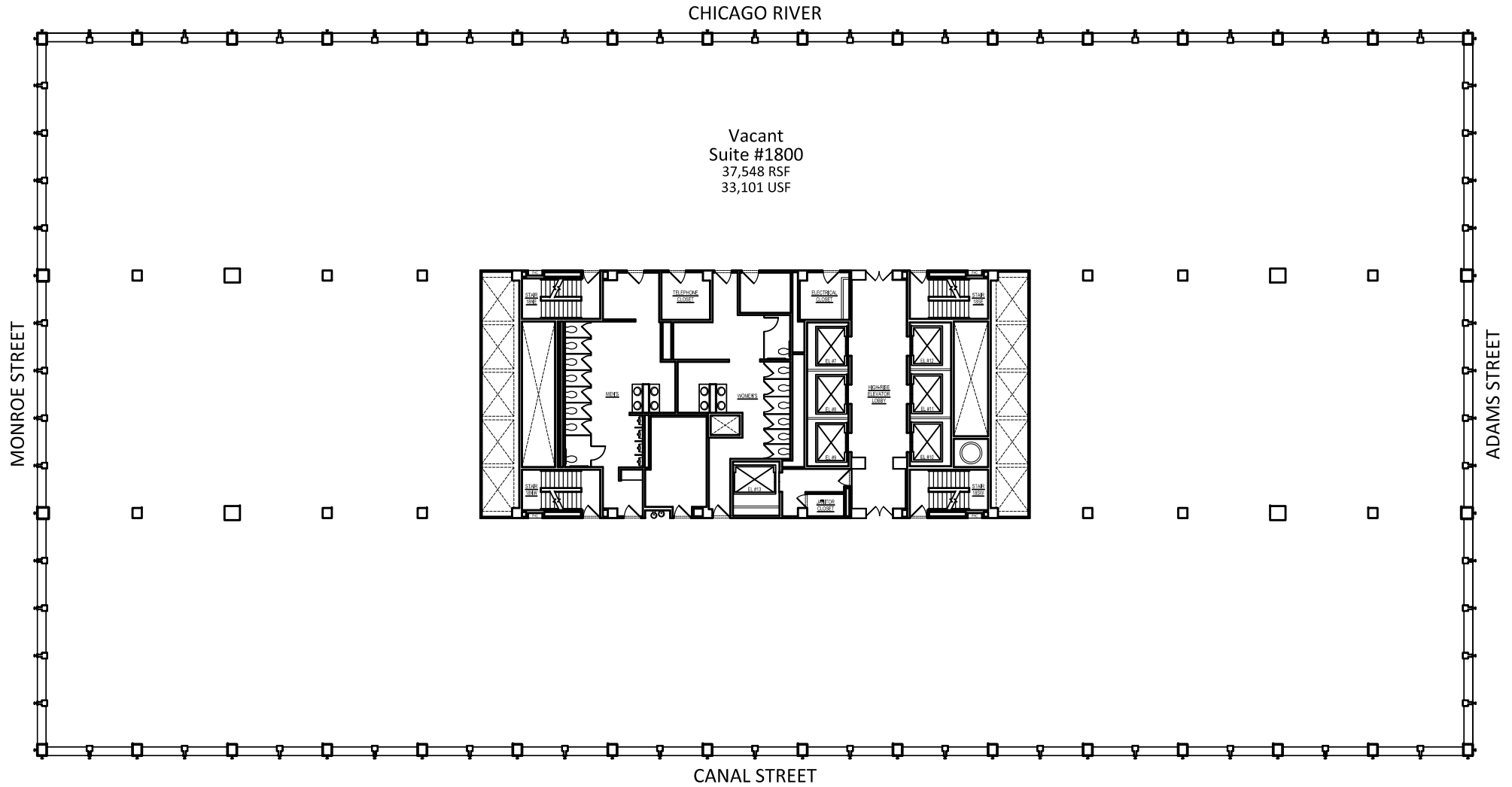
FLOOR 16 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1600	VACANT	3,371	1.1575	3,902	0	3,902
1620	THE HALLSTAR COMPANY	11,648	1.1575	13,483	13,542	-59
1650	TRADESTATION SECURITIES, INC.	11,575	1.1575	13,398	13,659	-261
1652	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	VACANT	437	1.1575	506	0	506
FLOOR TOTALS		32,439	1.1575	37,548	33,524	-4,024





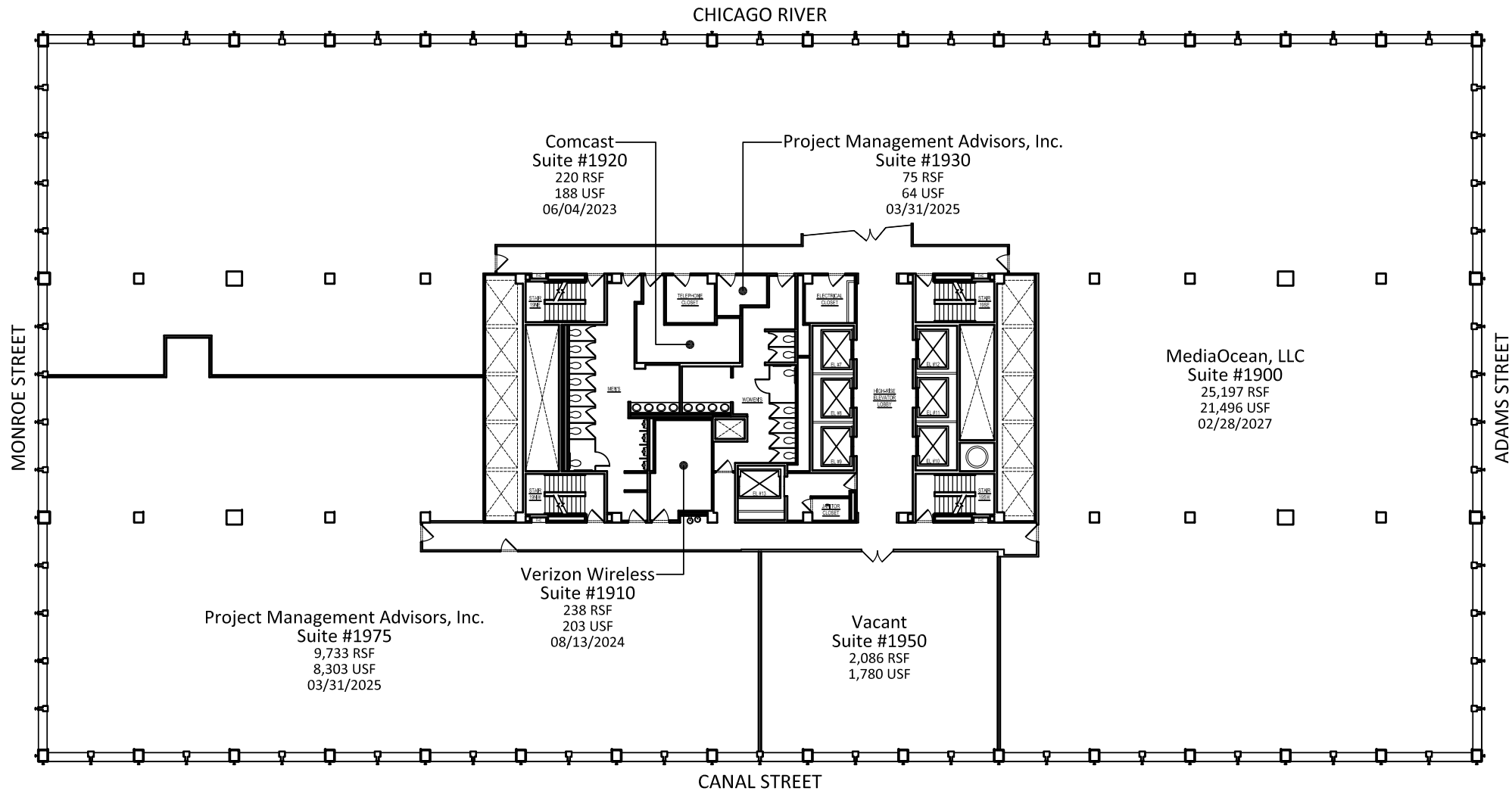
FLOOR 17 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1700	VACANT	32,900	1.1413	37,548	0	37,548
FLOOR TOTALS		32,900	1.1413	37,548	0	37,548





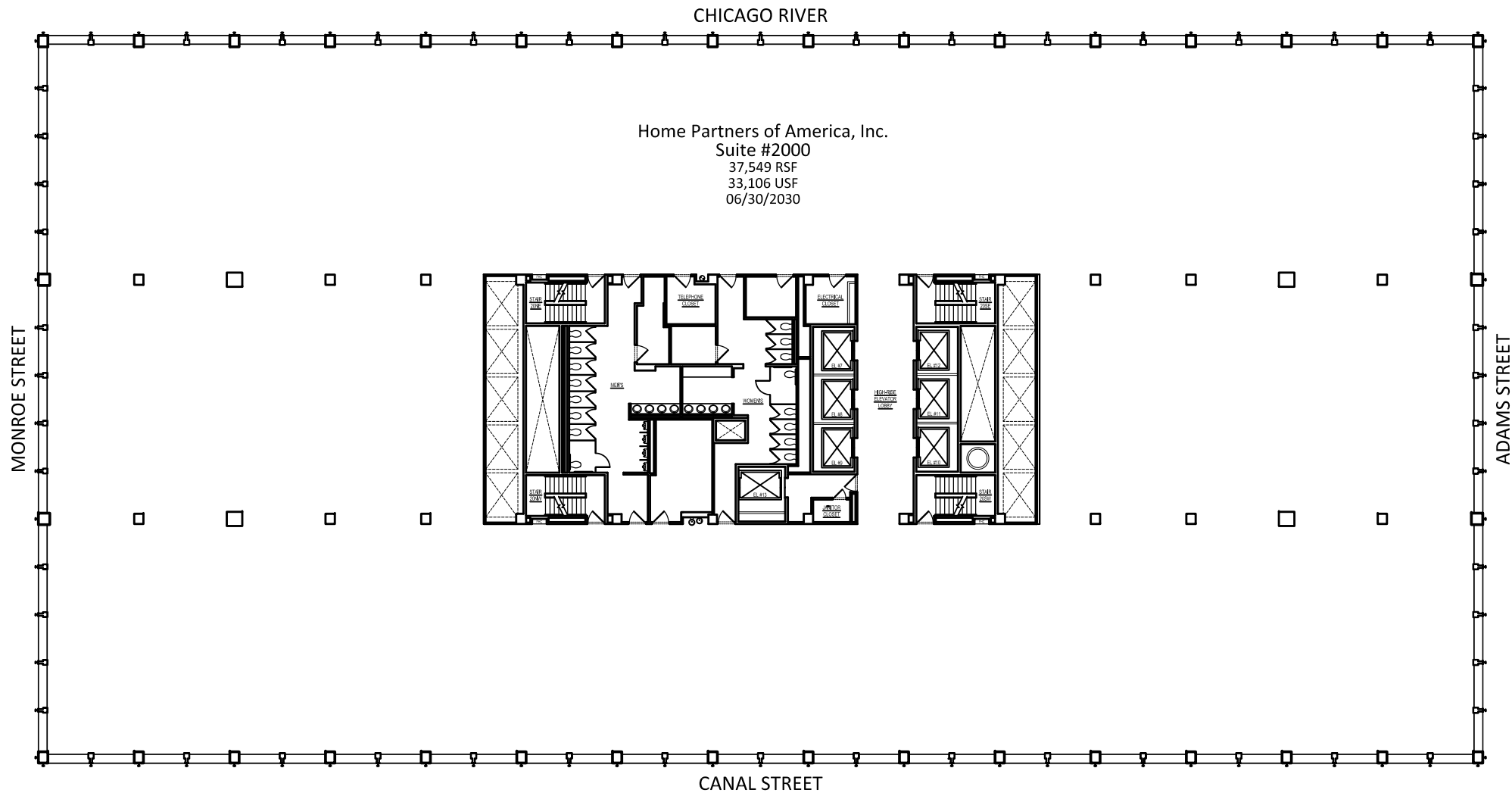
FLOOR 18 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1800	VACANT	33,101	1.1344	37,548	0	37,548
FLOOR TOTALS		33,101	1.1344	37,548	0	37,548





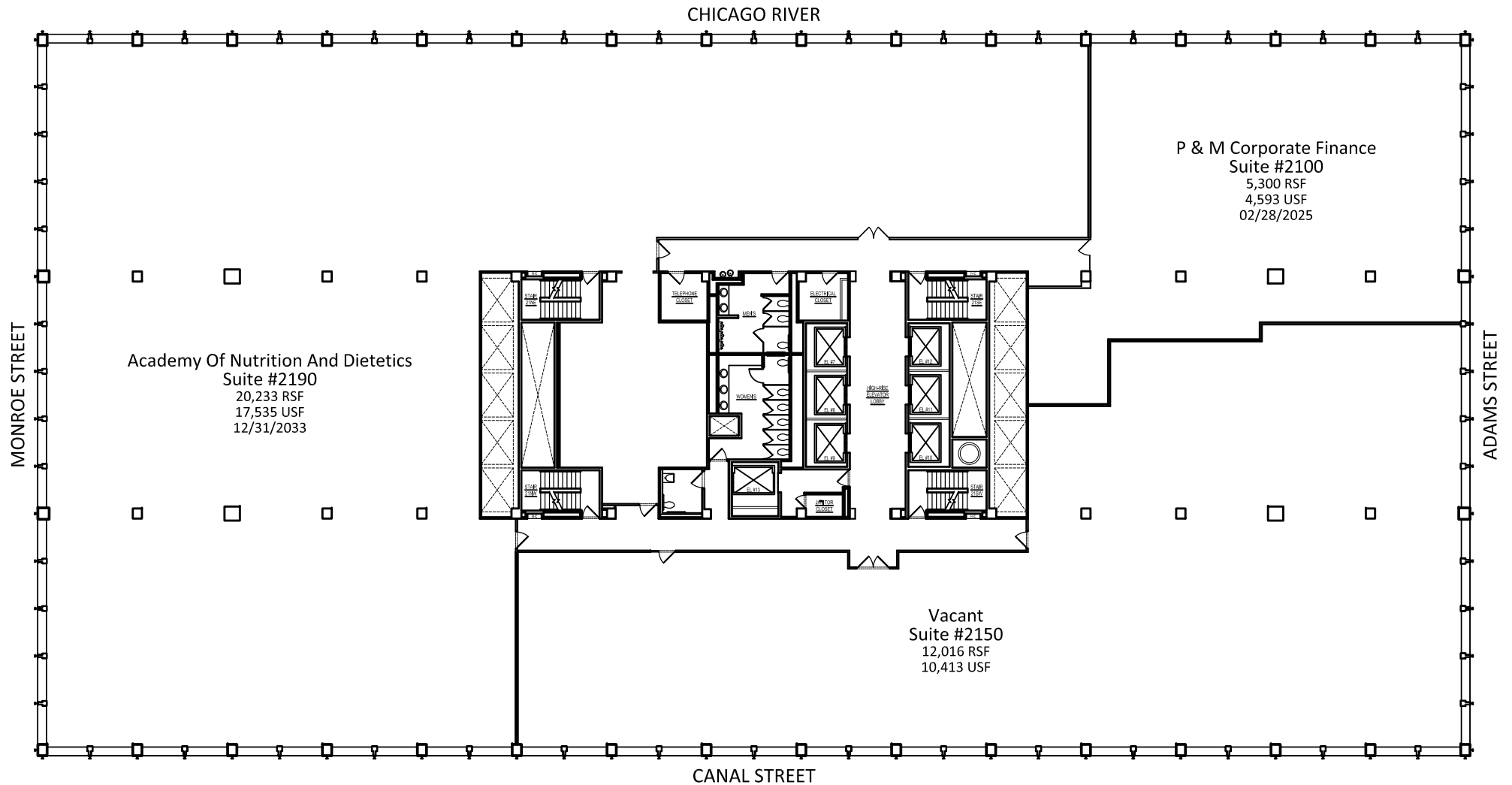
FLOOR 19 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
1900	MEDIAOCEAN, LLC	21,496	1.1722	25,197	25,090	107
1910	VERIZON WIRELESS	203	1.1722	238	238	0
1920	COMCAST	188	1.1722	220	220	0
1930	PROJECT MANAGEMENT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





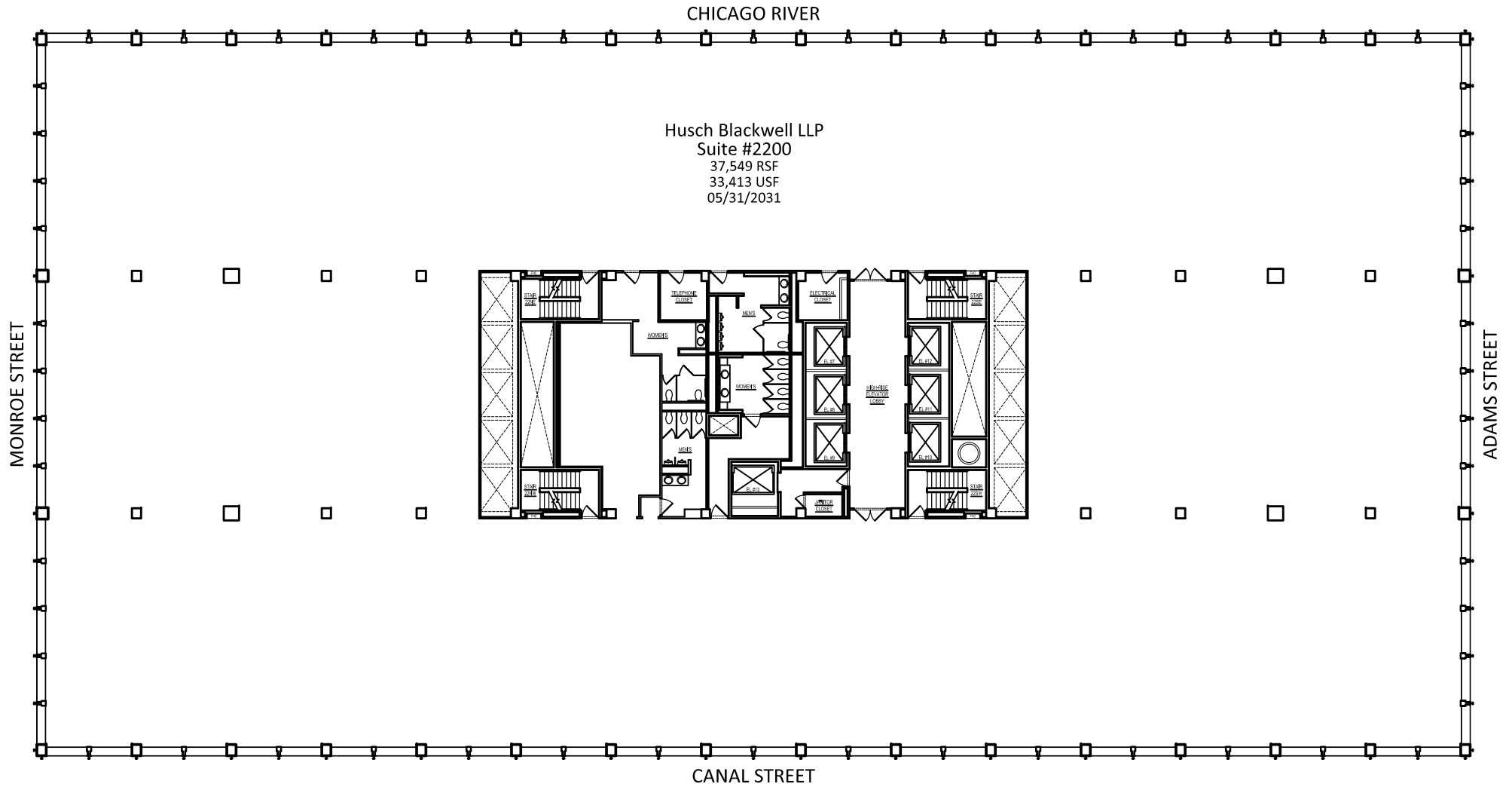
FLOOR 20 TENANT INFORMATION				BOMA 2010 LEGACY METHOD A		
SUITE #	TENANT NAME	OCCUPANT AREA	LOAD FACTOR	RENTABLE AREA	AS LEASED AREA	AREA VARIANCE
2000	HOME PARTNERS OF AMERICA, INC.	33,106	1.1342	37,549	37,549	0
FLOOR TOTALS		33,106	1.1342	37,549	37,549	0





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

