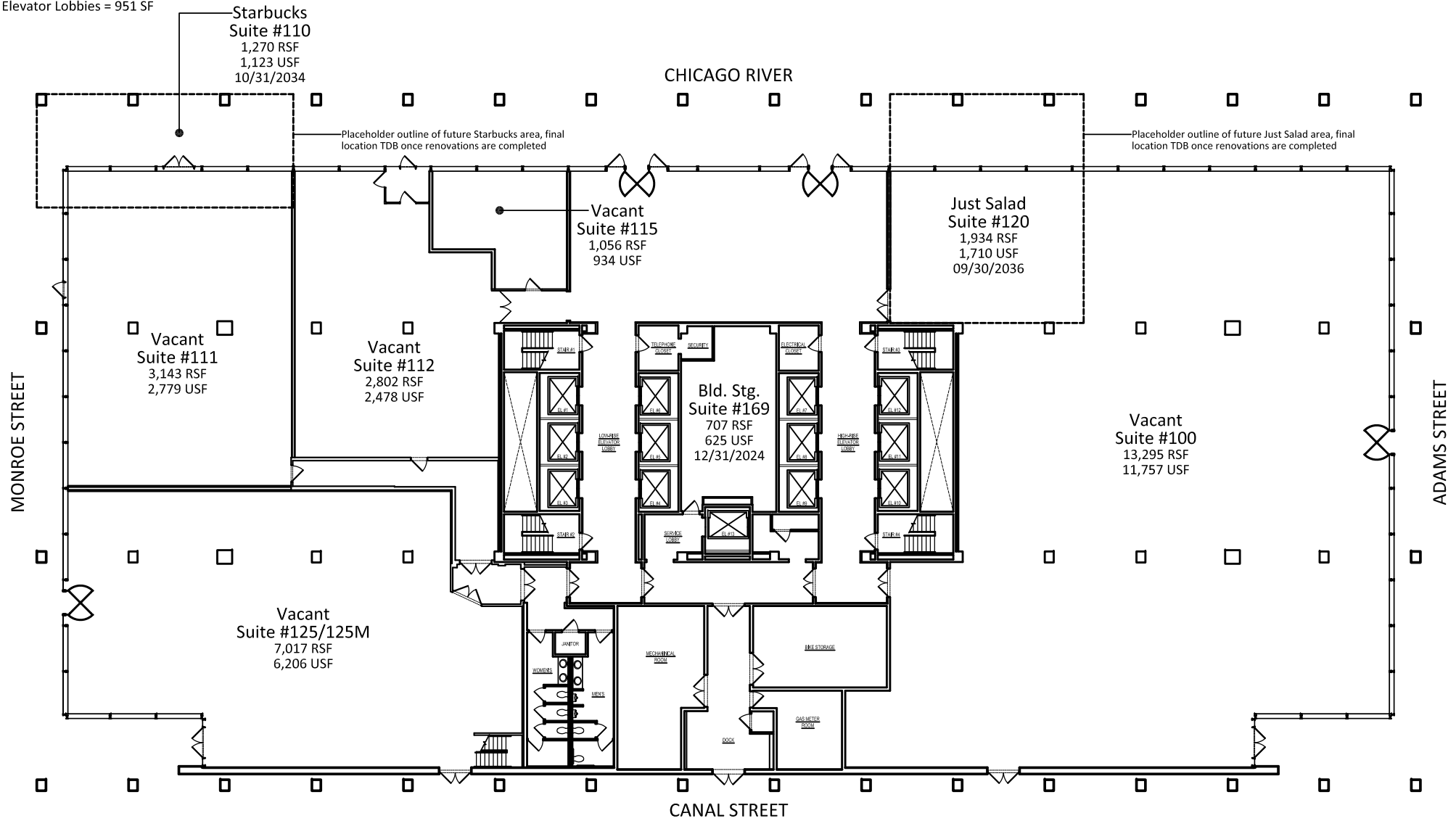


**120 SOUTH RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606****BUILDING LEASE SUMMARY****BUILDING SERVICE FACTOR: 1.0766**

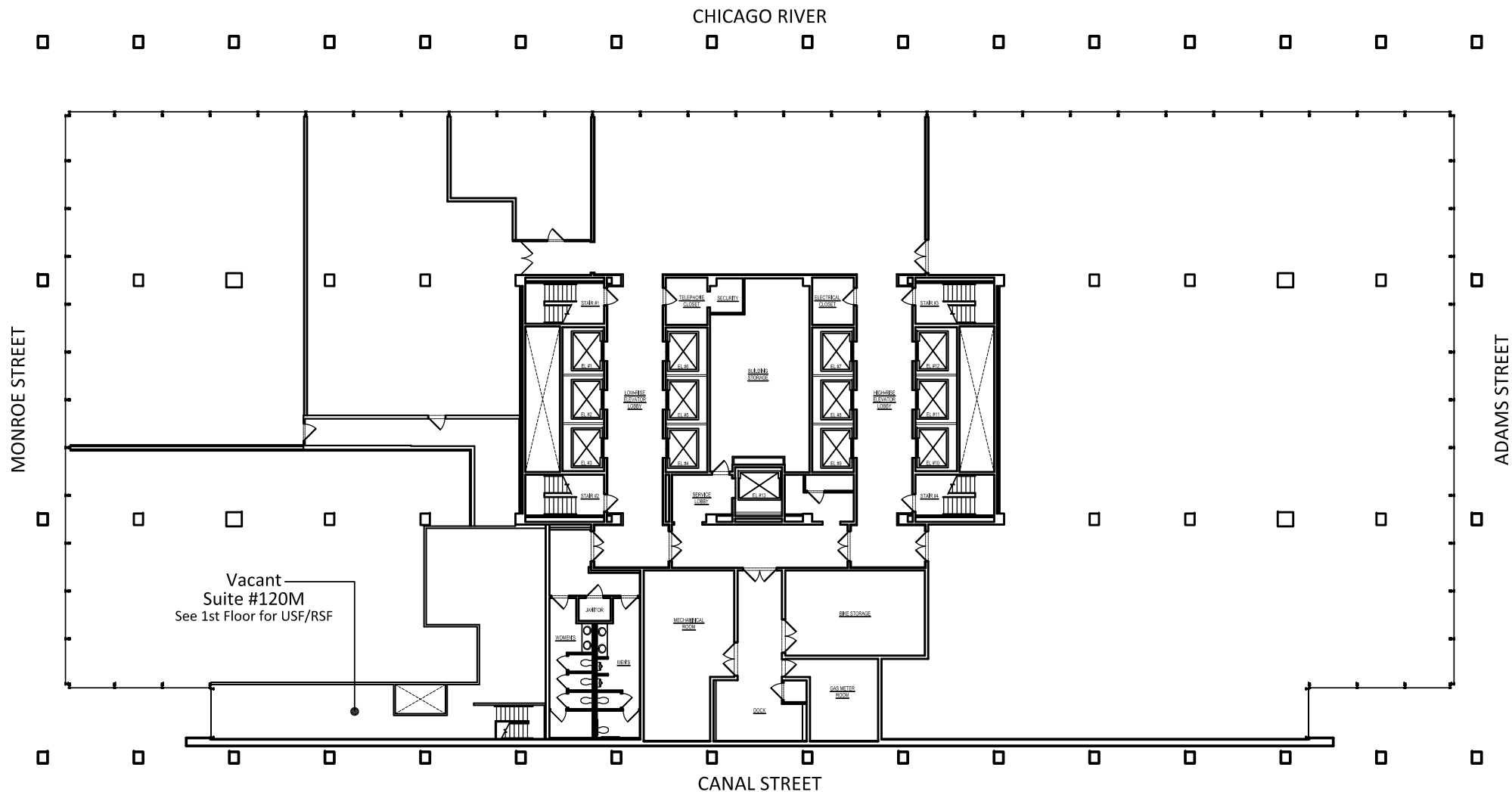
| FLOOR NUMBER | % LEASED | MEASURED USF | CURRENT RSF | FUTURE RSF | FUTURE RSF NET GAIN/LOSS | CURRENT VACANT RSF | LOAD FACTOR | LOSS FACTOR |
|--------------|----------|--------------|-------------|------------|--------------------------|--------------------|-------------|-------------|
| 01           | 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            |             |             |

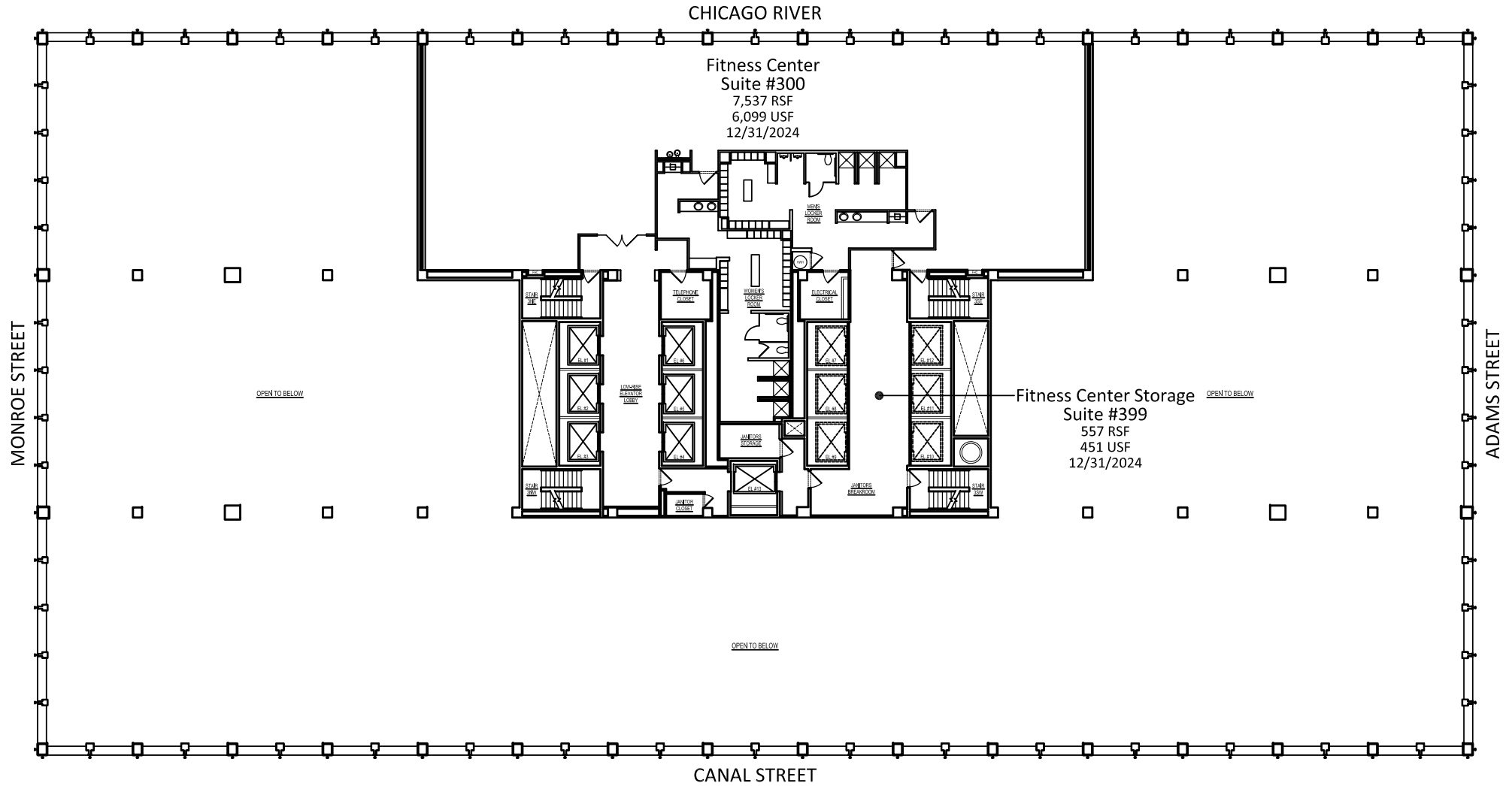
Main Lobby = 1,900 SF  
Elevator Lobbies = 951 SF



| 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        |

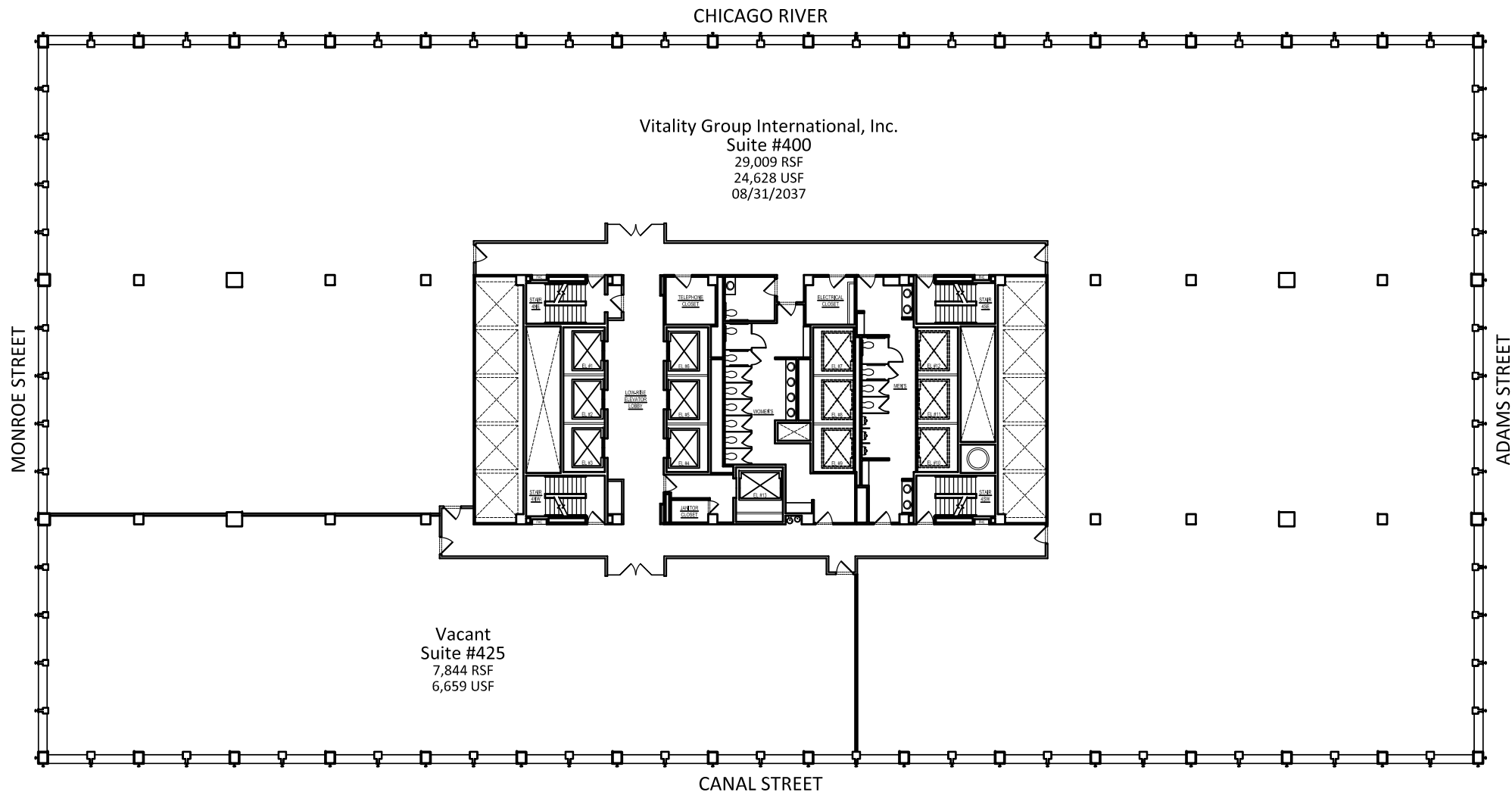






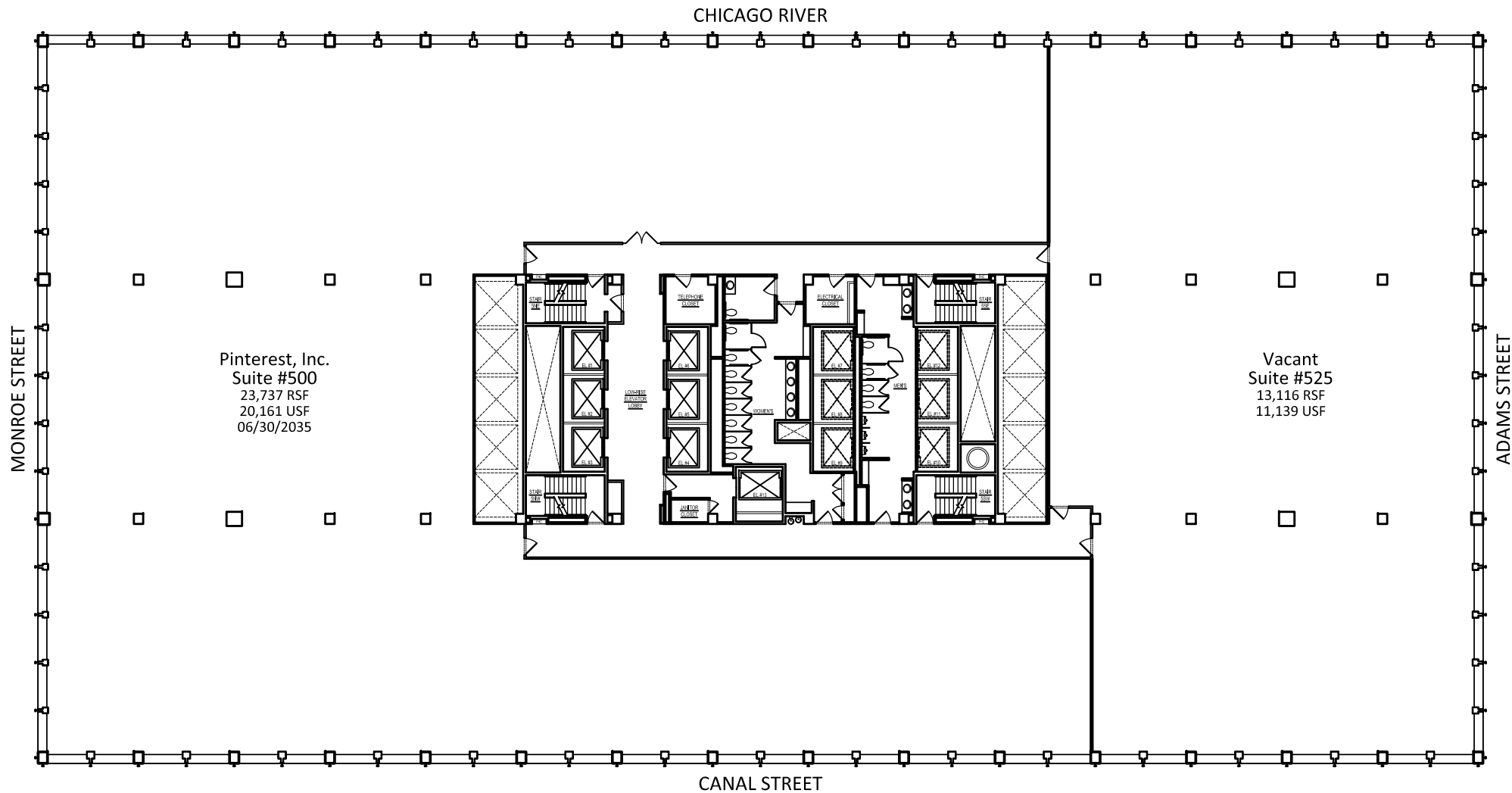
| FLOOR 03 TENANT INFORMATION |                        |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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           |





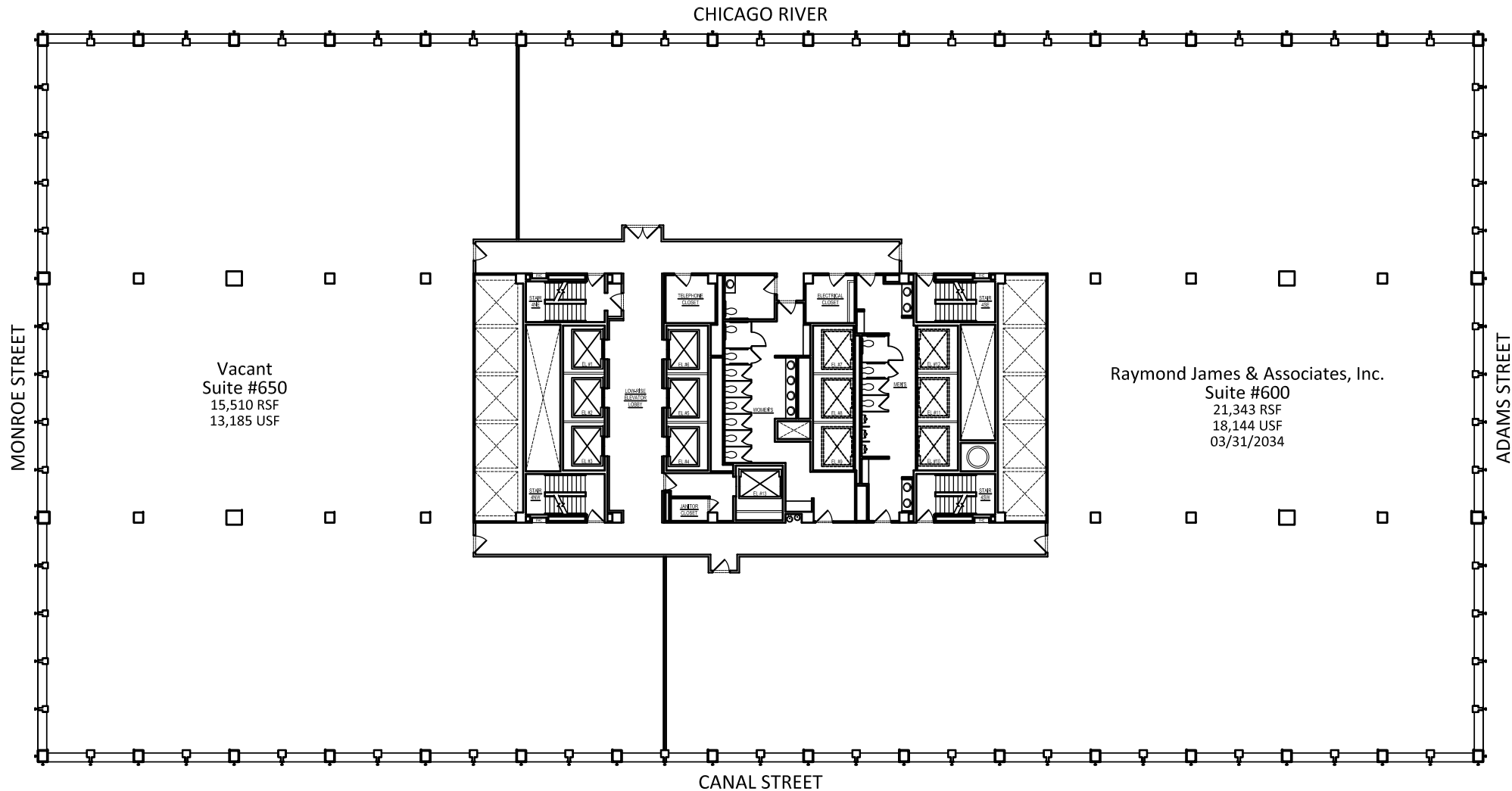
| FLOOR 04 TENANT INFORMATION |                                    |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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         |





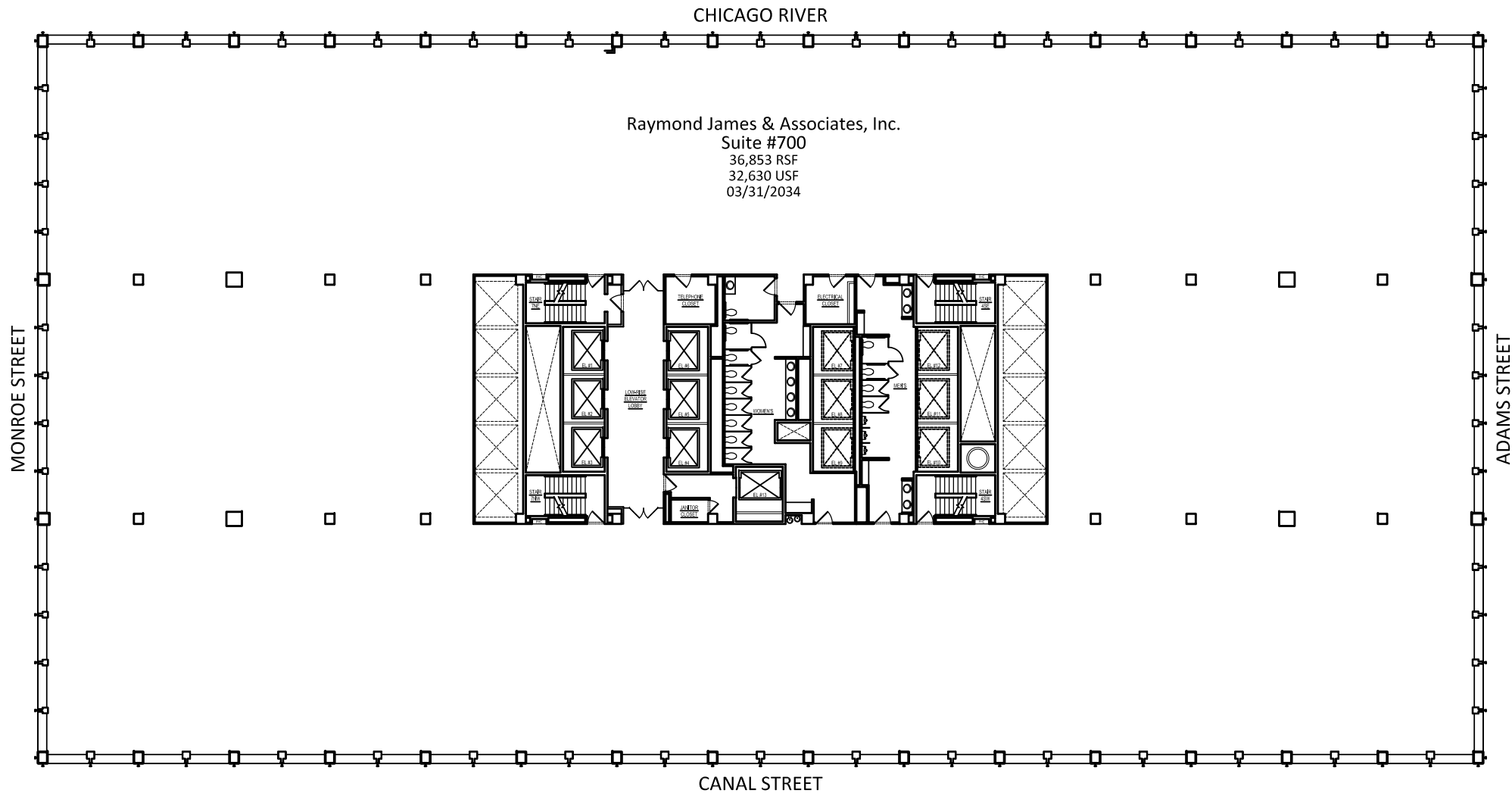
| FLOOR 05 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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        |

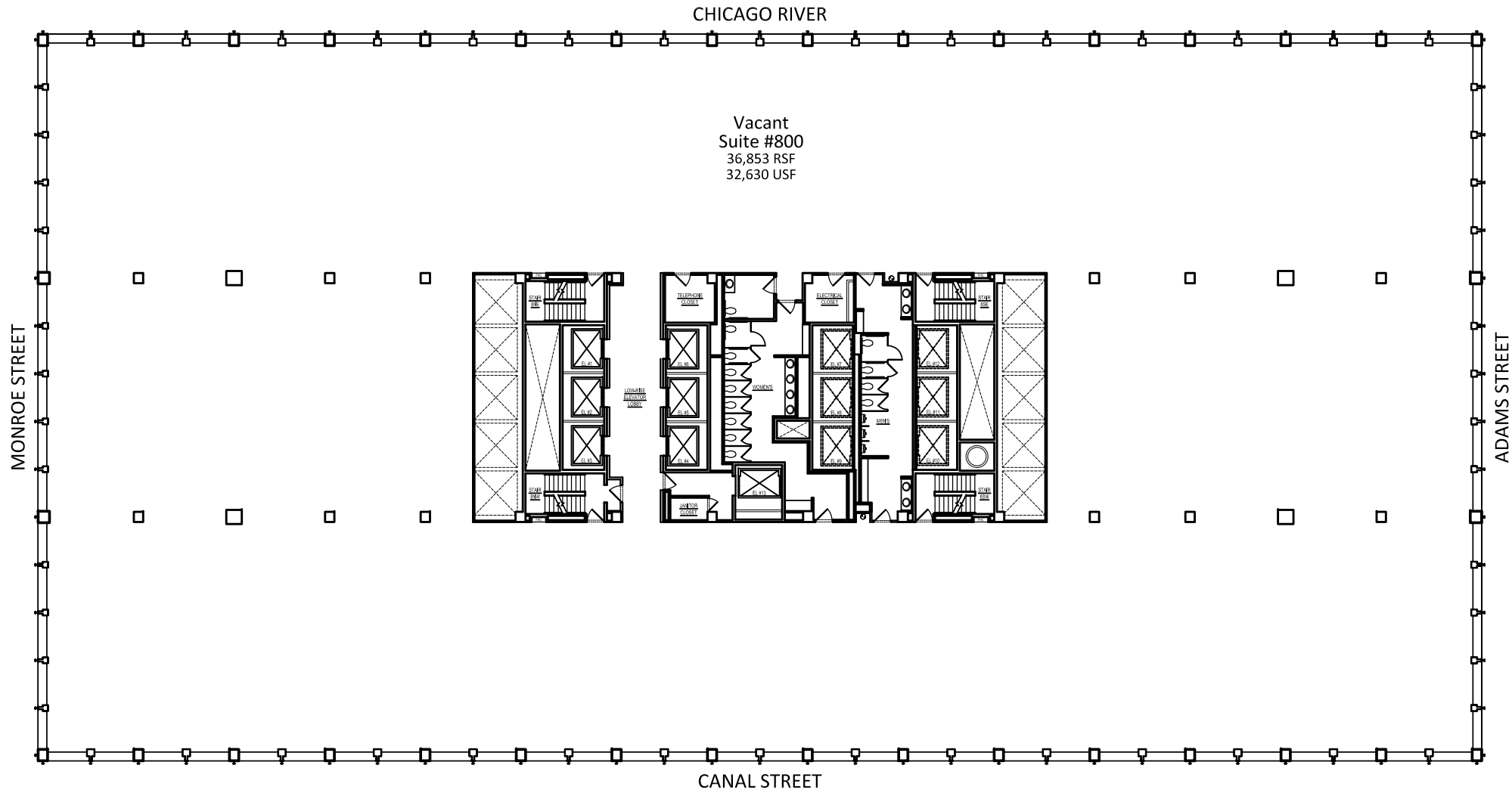




| FLOOR 07 TENANT INFORMATION |                                  |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|----------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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             |

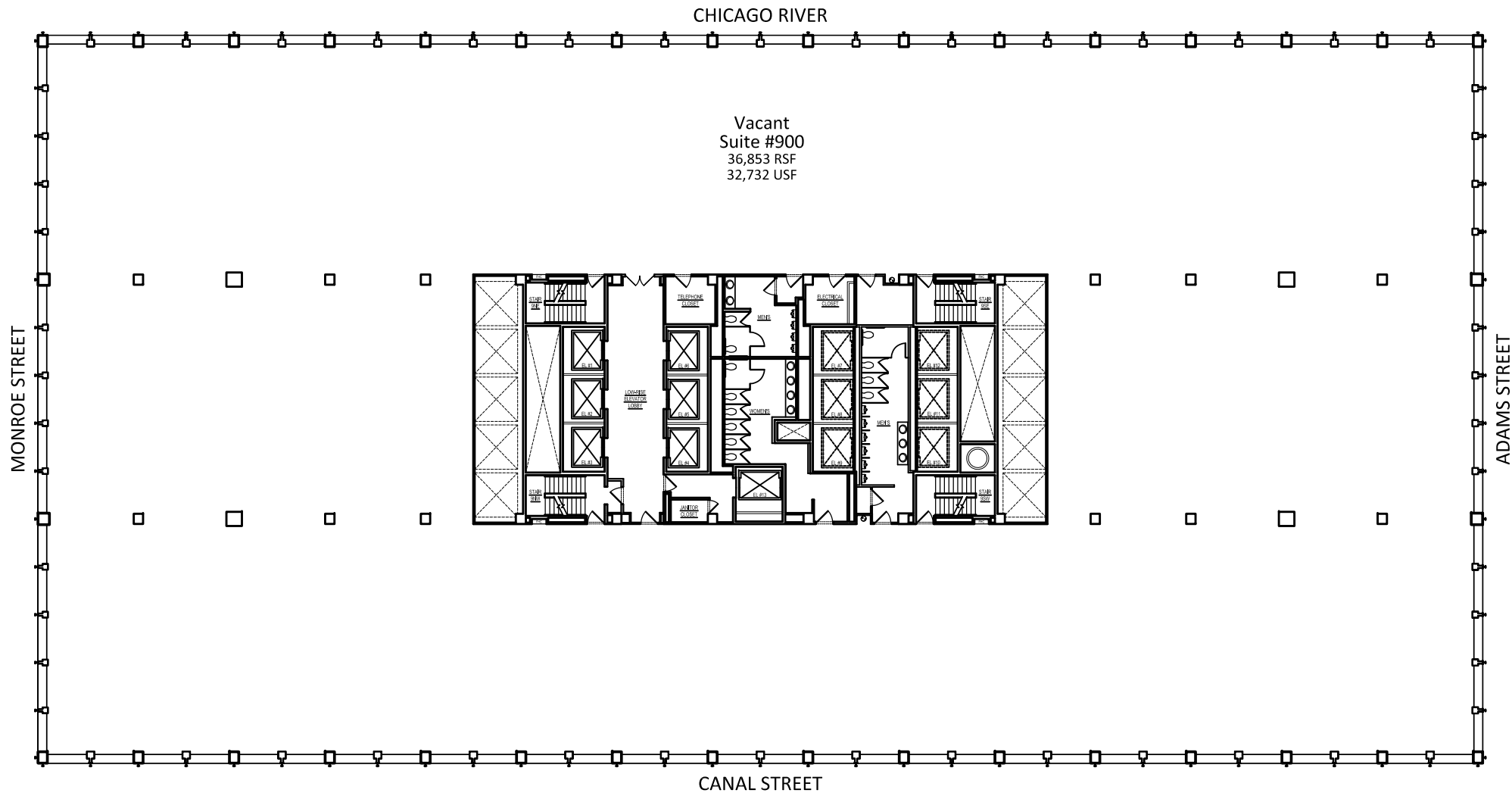






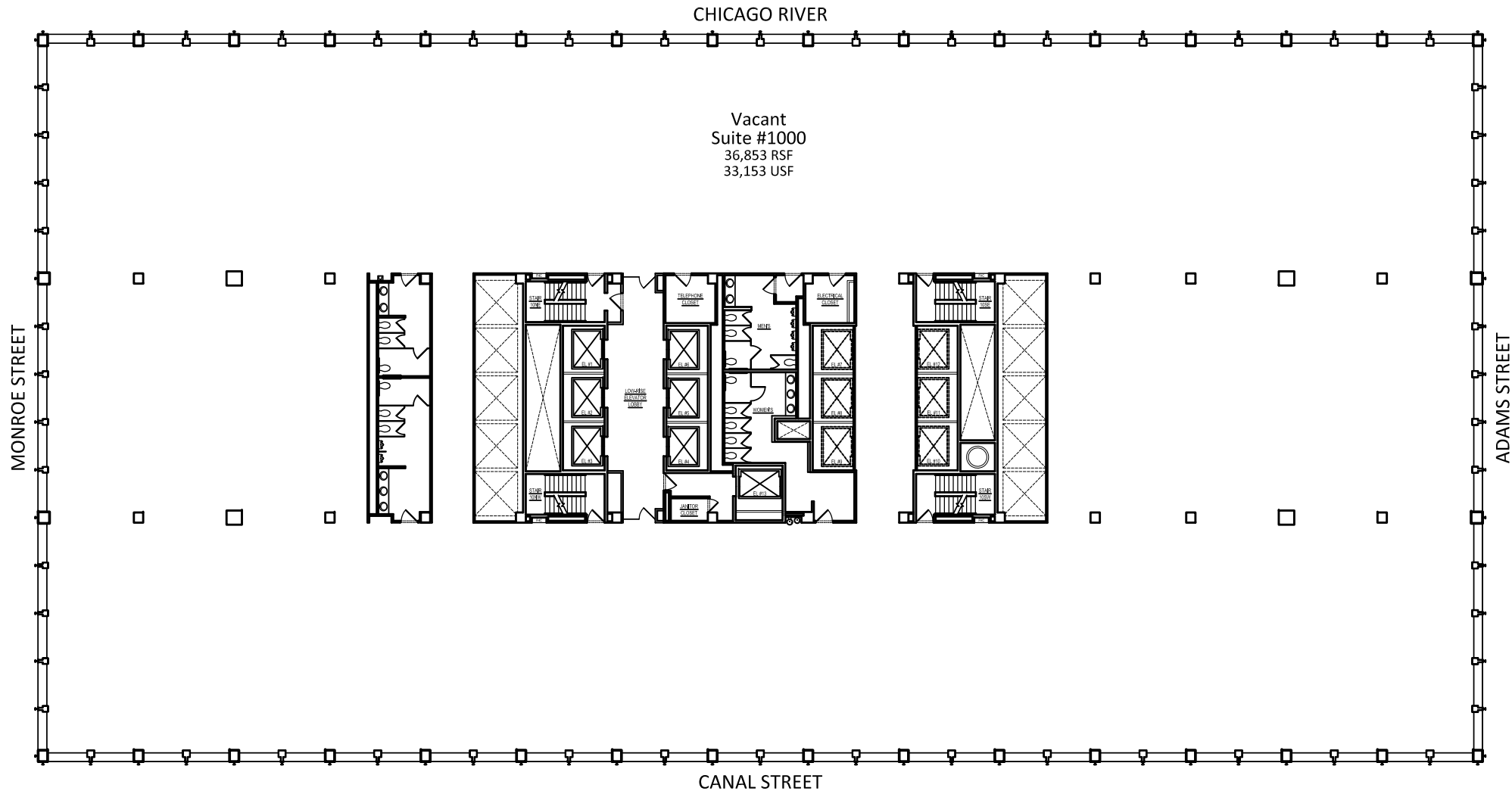
| FLOOR 08 TENANT INFORMATION |             |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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        |





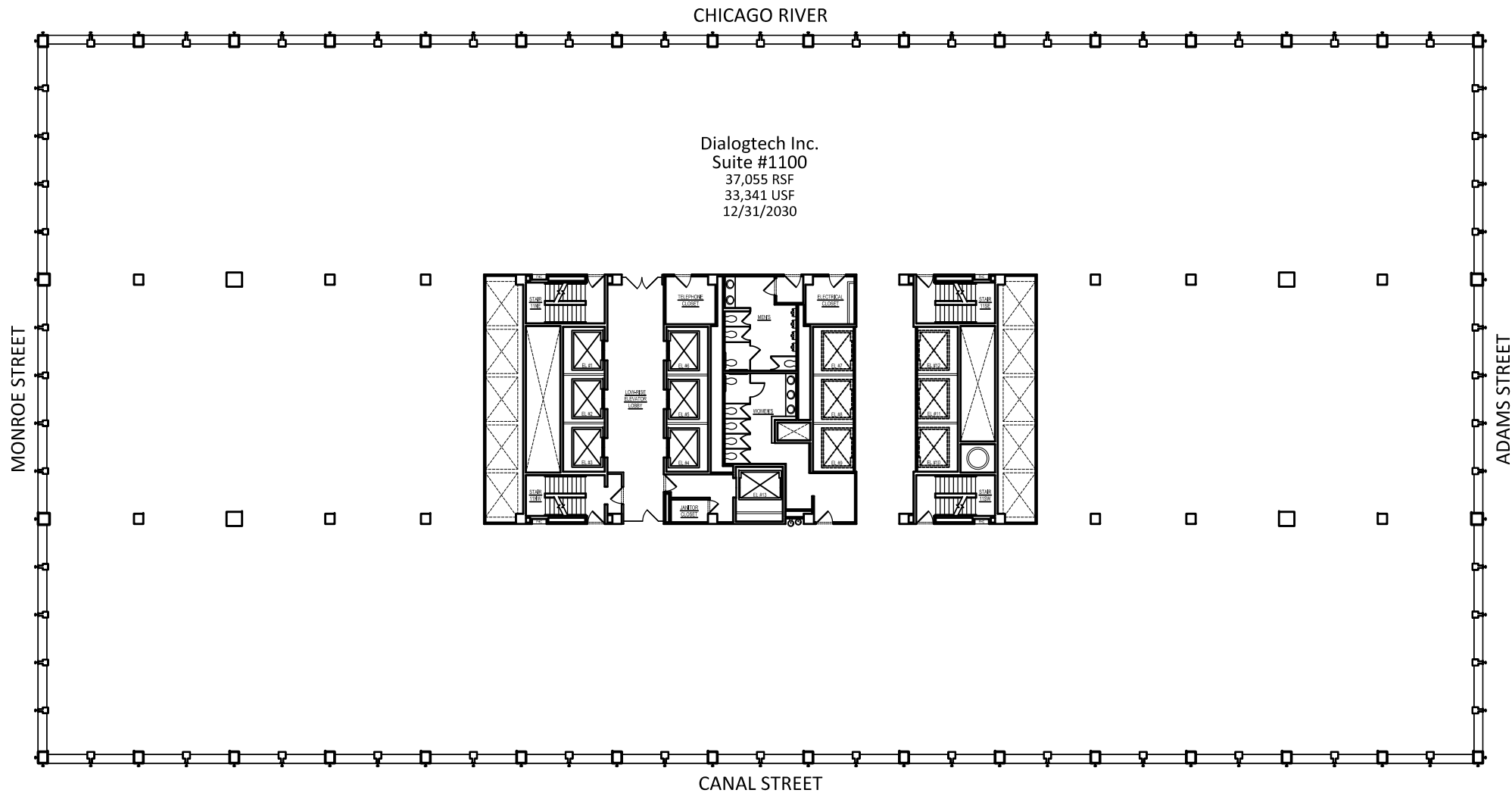
| FLOOR 09 TENANT INFORMATION |             |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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        |





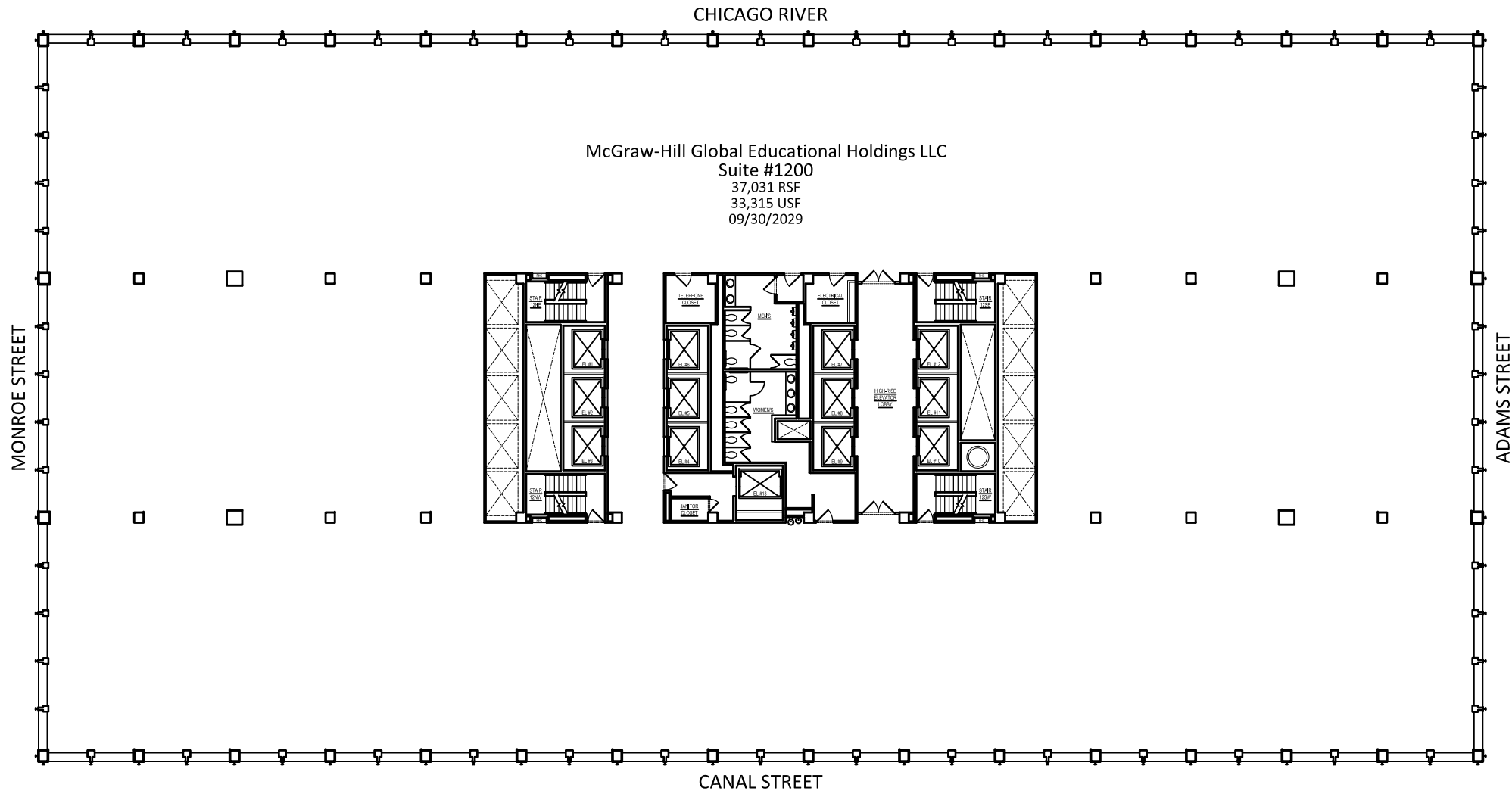
| FLOOR 10 TENANT INFORMATION |             |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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        |





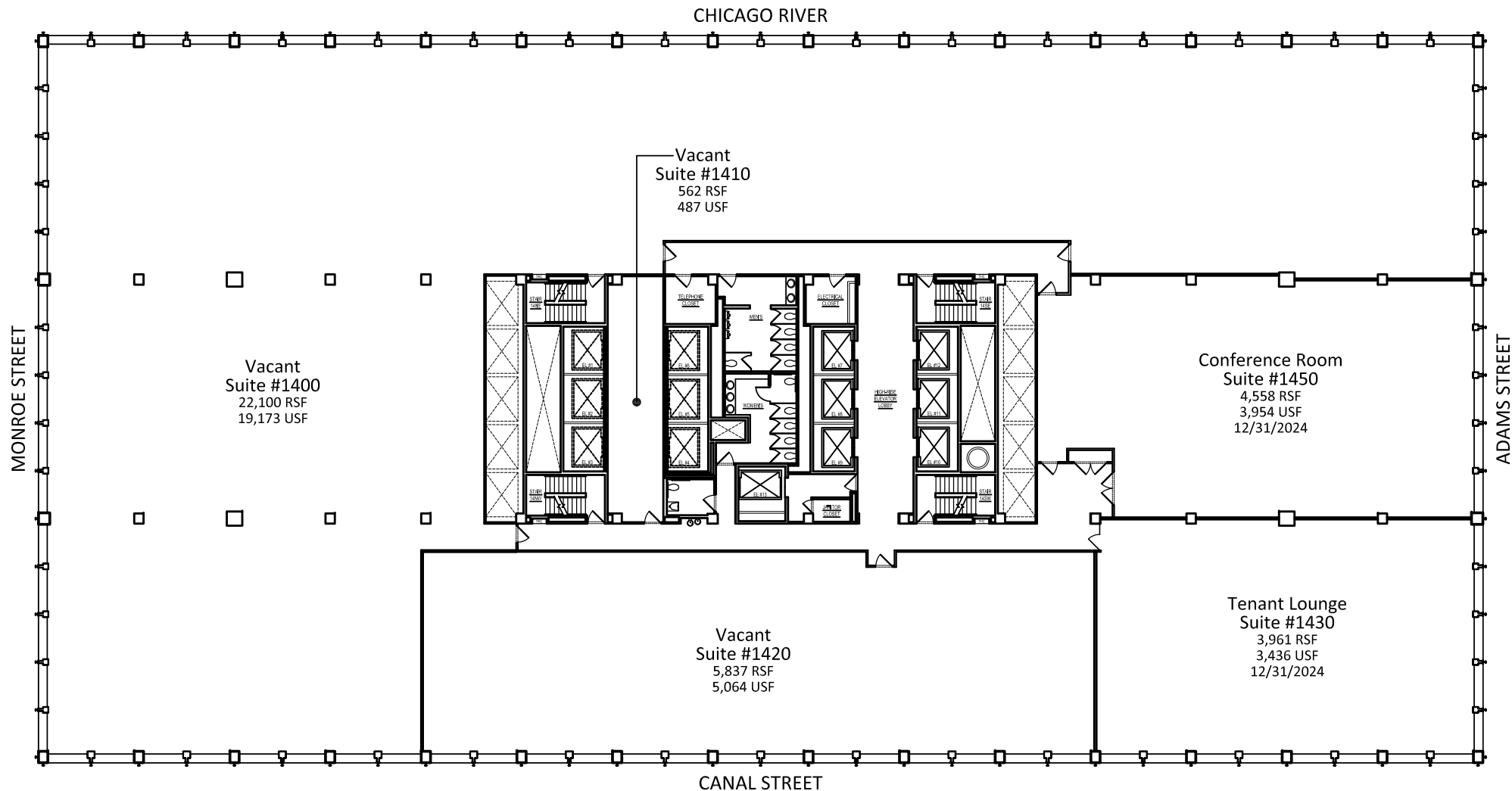
| FLOOR 11 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #         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





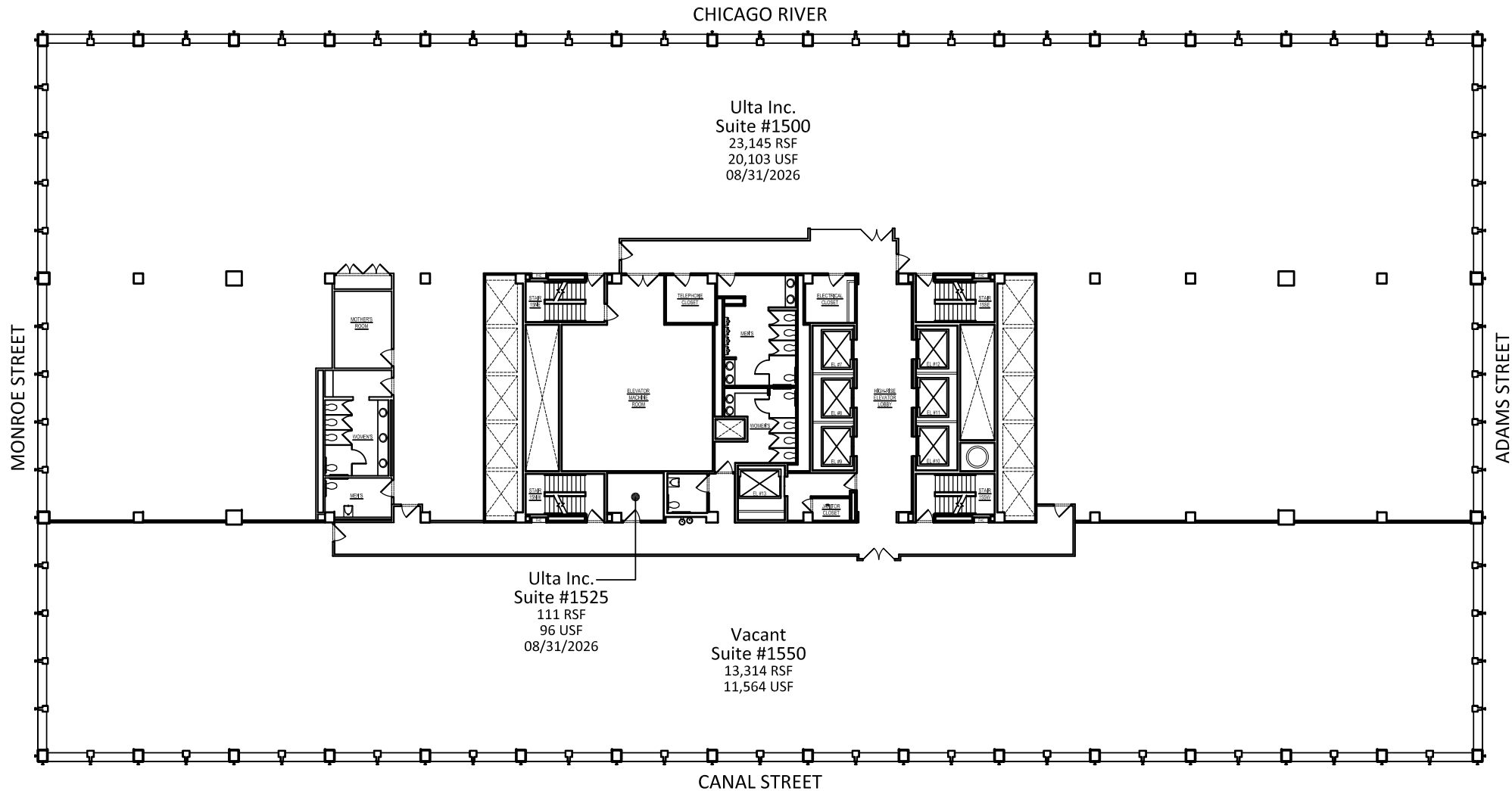
| FLOOR 12 TENANT INFORMATION |                                           |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-------------------------------------------|---------------|-------------|---------------------------|----------------|---------------|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





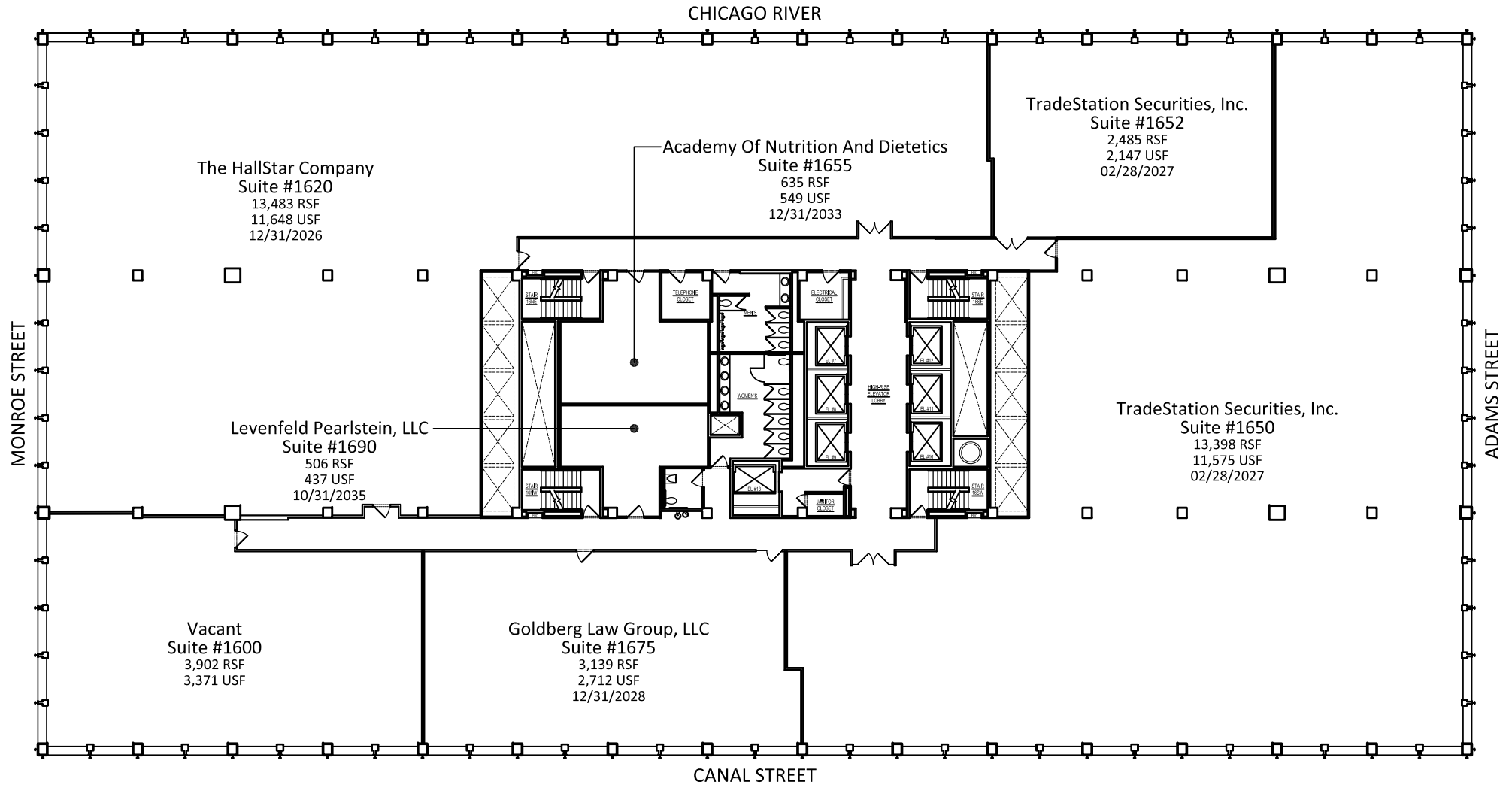
| FLOOR 14 TENANT INFORMATION |                 |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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        |

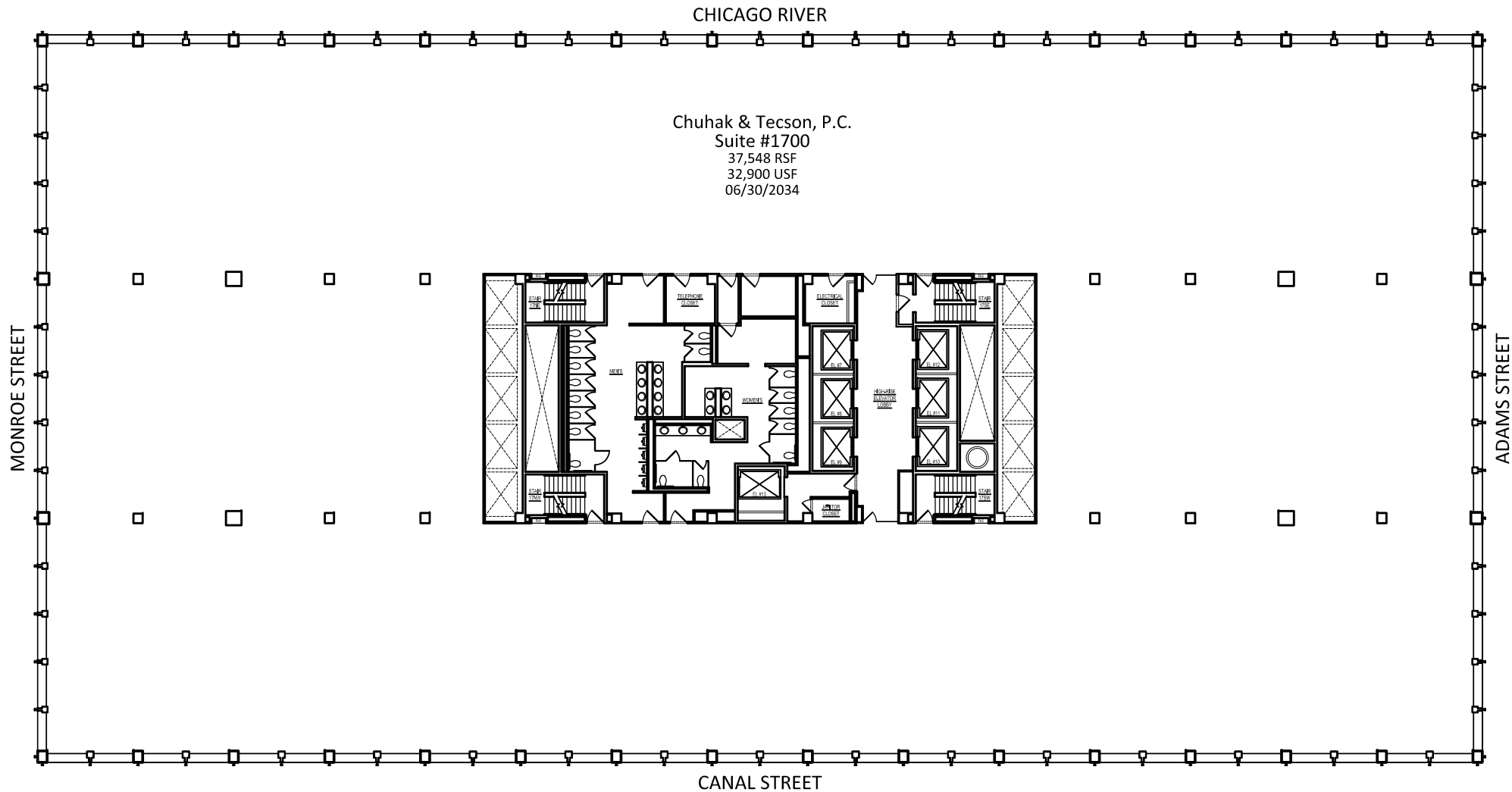




| FLOOR 16 TENANT INFORMATION |                                    |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|------------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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        |

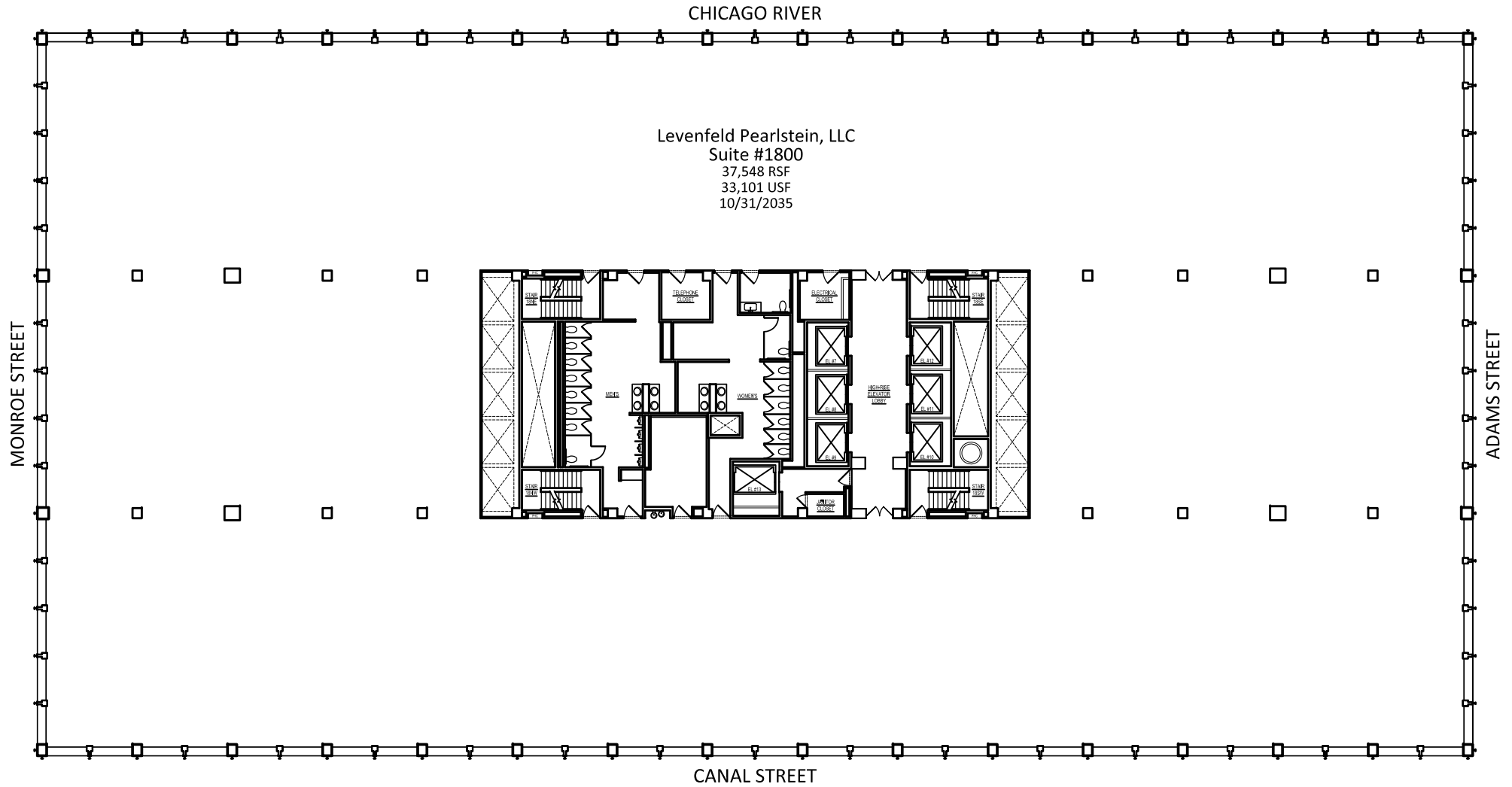






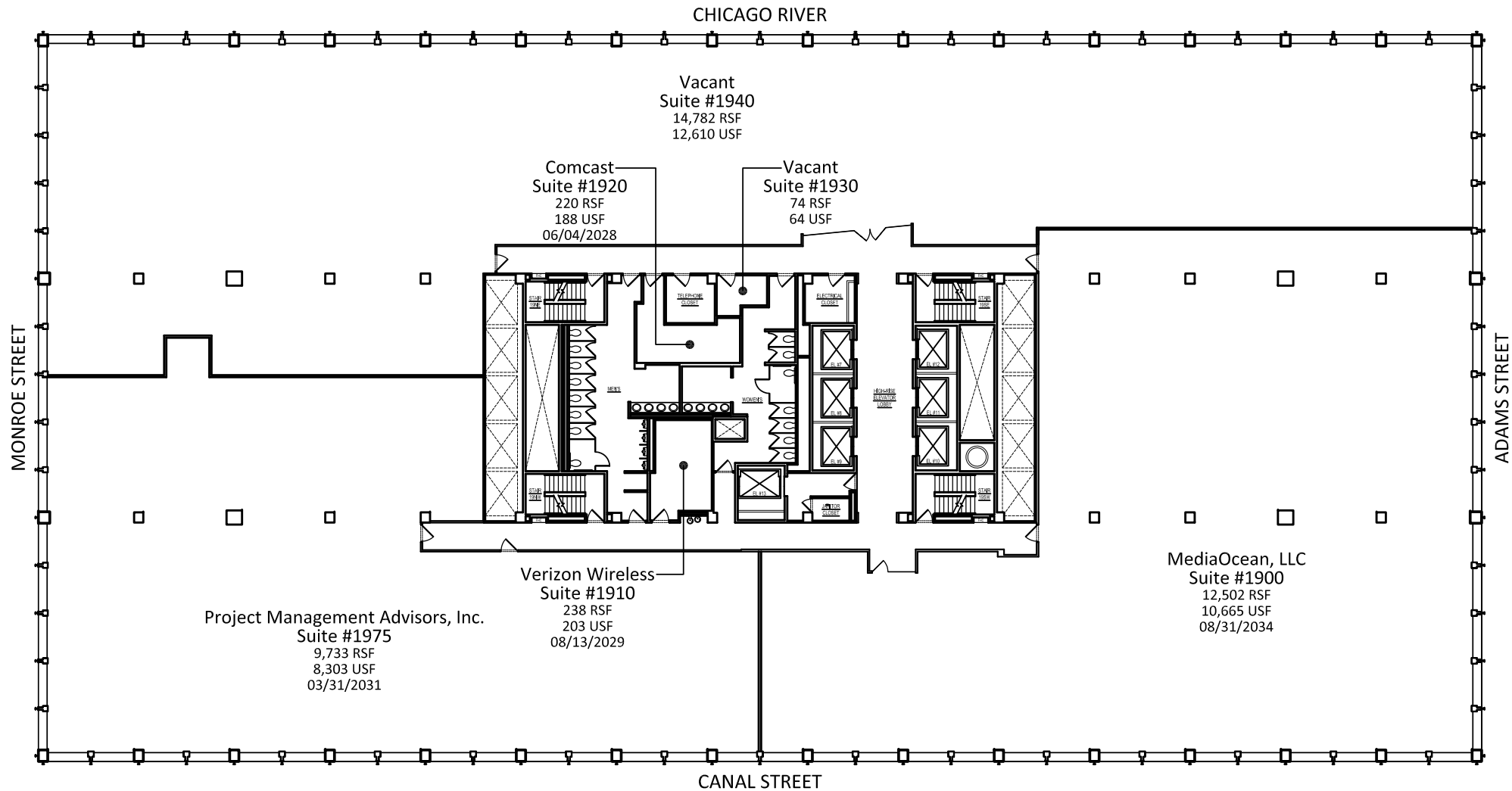
| FLOOR 17 TENANT INFORMATION |                       |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------------|---------------|-------------|---------------------------|----------------|---------------|
| SUITE #                     | 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             |



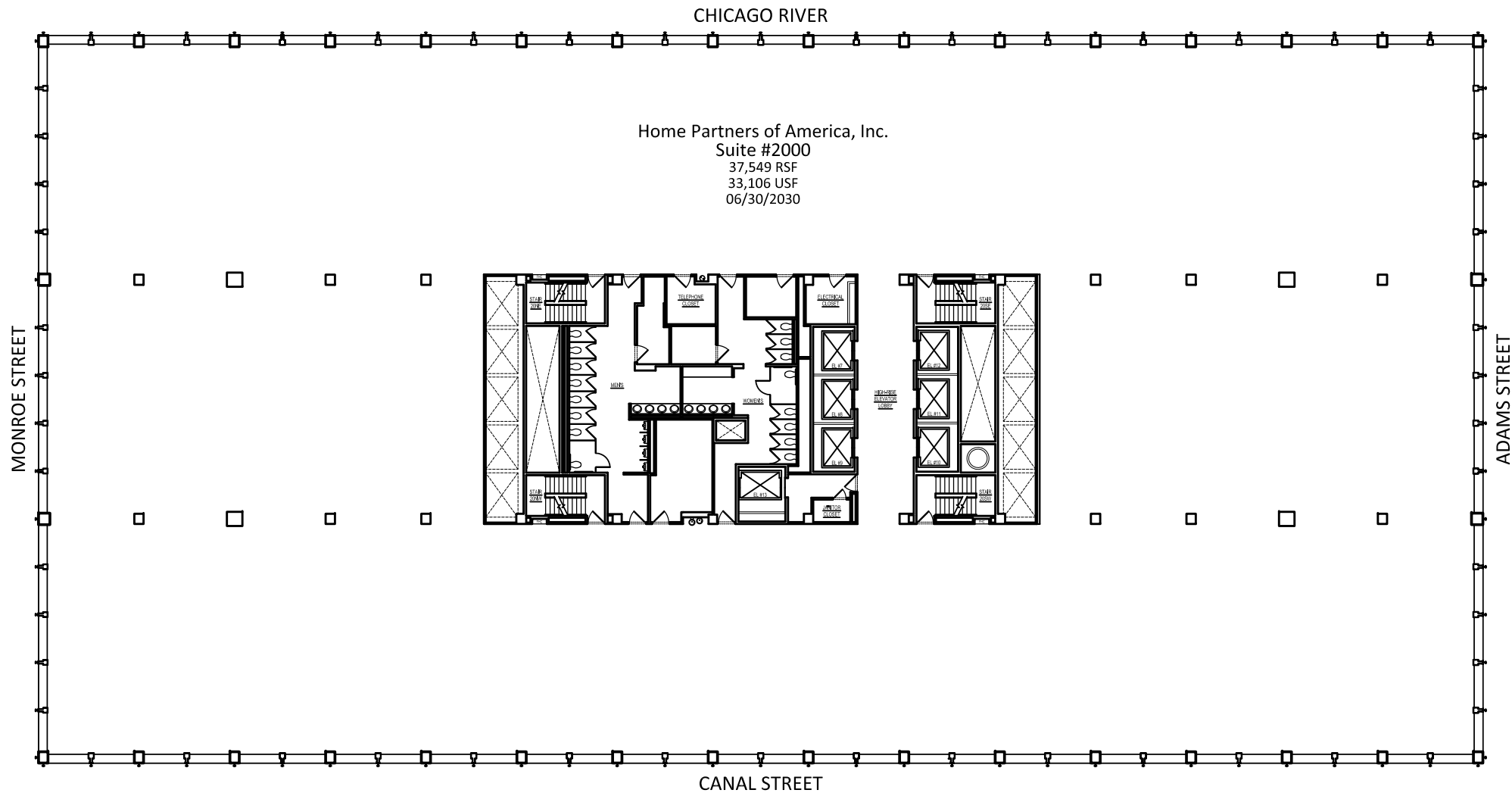


| FLOOR 18 TENANT INFORMATION |                           |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|---------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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             |



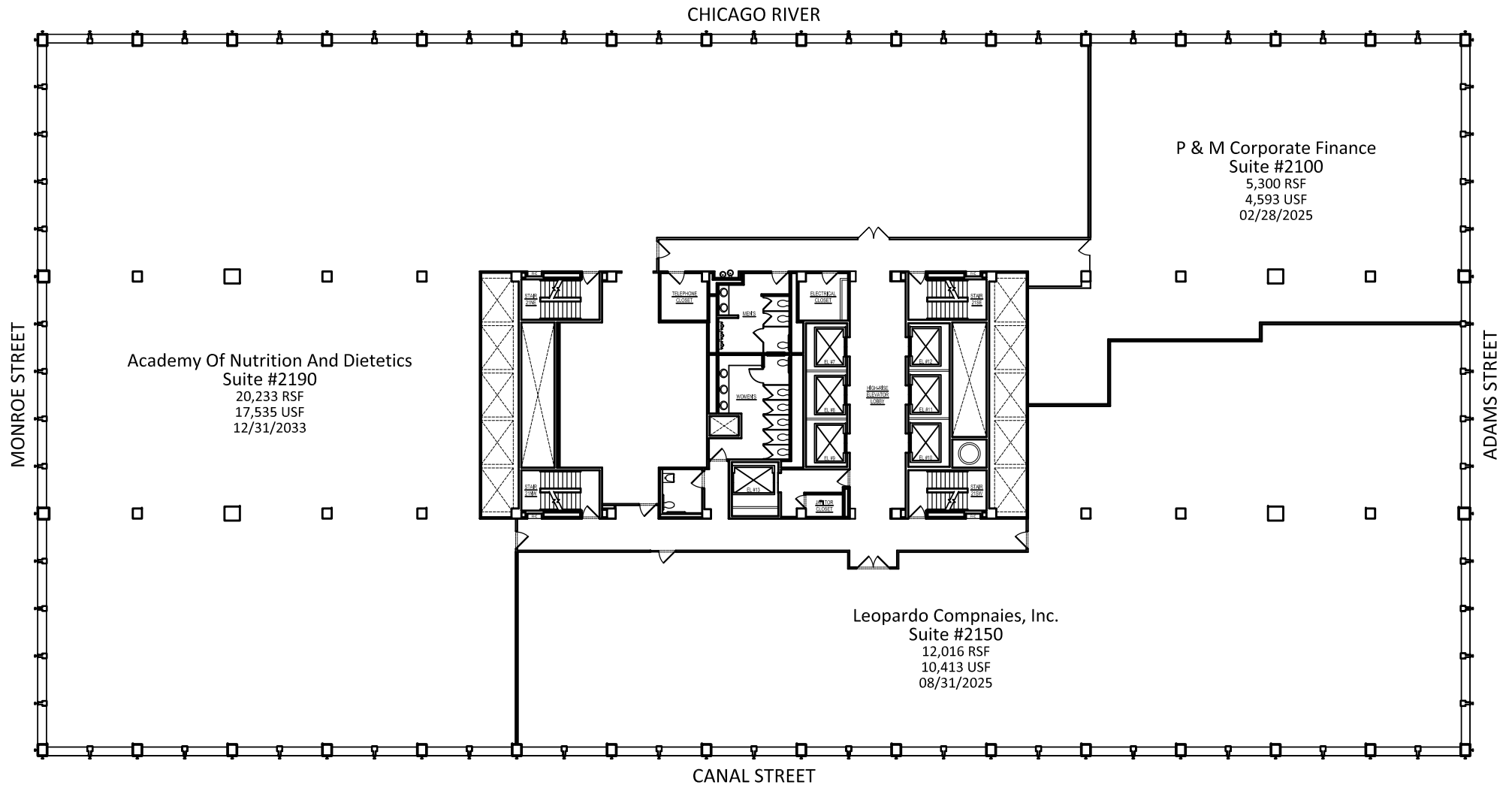


| FLOOR 19 TENANT INFORMATION |                                   |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|-----------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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        |



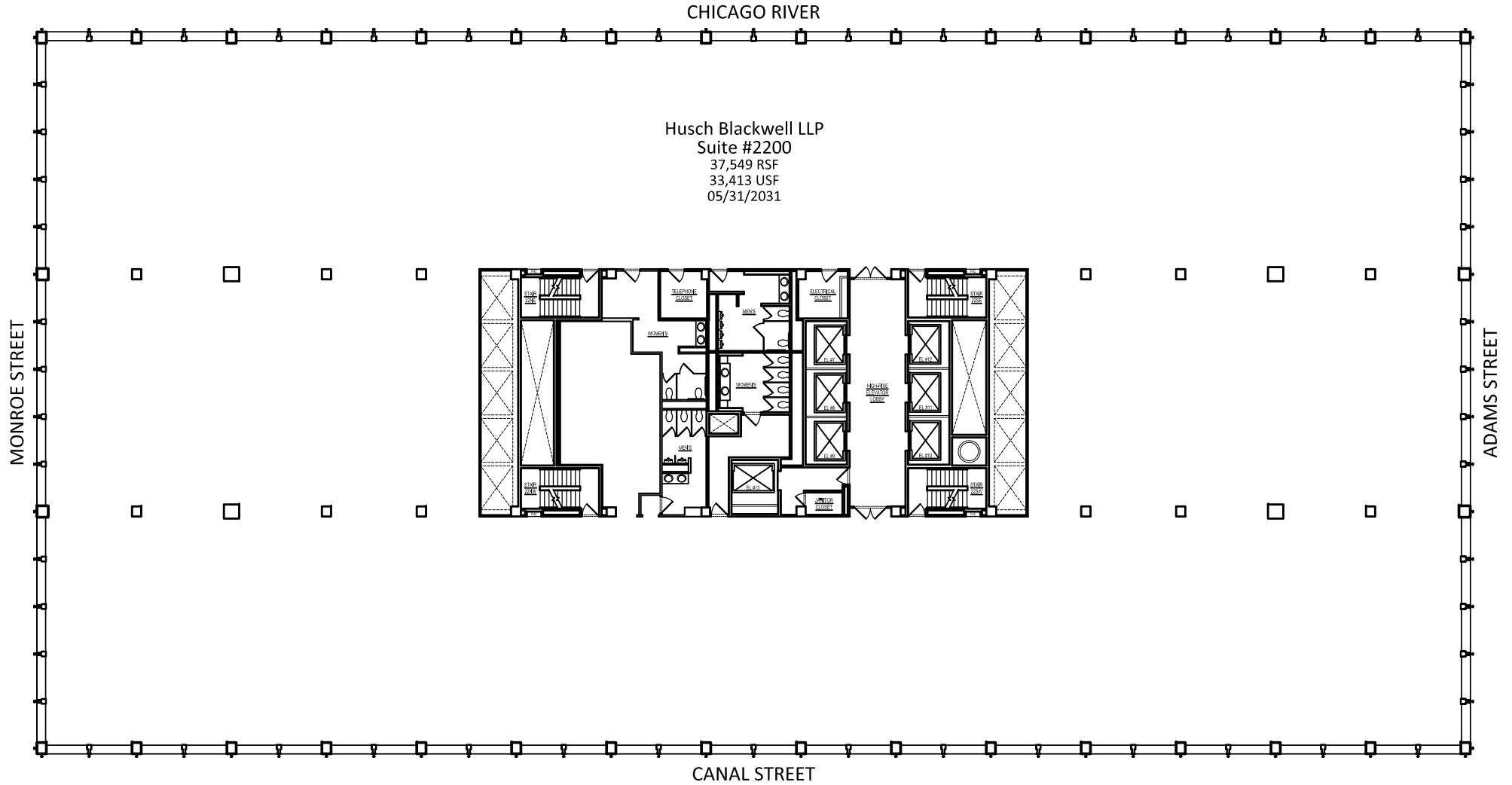
| FLOOR 20 TENANT INFORMATION |                                |               |             | BOMA 2010 LEGACY METHOD A |                |               |
|-----------------------------|--------------------------------|---------------|-------------|---------------------------|----------------|---------------|
| 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            |

