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Cook County Recorder of Deeds
Date: 01/10/2006 02:20 PM Pg: 1 of 30

Property of Cook County Clerk's Office

COUNTY RECORDING

30

- DEED
- MORTGAGE
- ASSIGNMENT
- POWER OF ATTORNEY
- RELEASE
- SUBORDINATION AGREEMENT
- OTHER

RETURN TO:

Box 333

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ASSIGNMENT AND ASSUMPTION OF LEASES

THIS ASSIGNMENT AND ASSUMPTION OF LEASES (this "Assignment"), made this 23rd day of December, 2005, by and between TST 55 East Monroe Property, L.P., a Delaware limited partnership having an office at c/o Tishman Speyer Properties, 520 Madison Avenue, New York, New York 10022 ("Assignor"), and 55 EAST MONROE INVESTORS IV, L.L.C., a Delaware limited liability company ("Assignee"), having an address at c/o GlenStar, Suite 3850, 55 East Monroe Street, Chicago, Illinois 60603.

WITNESSETH:

WHEREAS, Assignor and Assignee (by assignment) are parties to that certain Contract of Sale dated as of June 22, 2005, by and between Assignor and Assignee, as amended by that certain Reinstatement and First Amendment of Contract of Sale and First Amendment of Escrow Agreement dated as of August 3, 2005, as further amended by that certain Reinstatement and Second Amendment of Contract of Sale dated as of October 28, 2005 and as further amended by that certain Third Amendment of Contract of sale dated as of December 21, 2005 (the "Sale Agreement"; capitalized terms used but not otherwise defined herein shall be defined as provided in the Sale Agreement), pursuant to which Assignee has agreed to purchase from Assignor on the Closing Date (as defined in the Sale Agreement), and Assignor has agreed to sell to Assignee on the Closing Date, certain interests in property located at 55 East Monroe Street, Chicago, Illinois, and more particularly described in Schedule I hereto; and

WHEREAS, Assignor desires to assign to Assignee as of the Closing Date Assignor's interest in each lease set forth on Schedule II annexed hereto (collectively, the "Leases"), and Assignee desires to accept such assignment and assume the obligations of the landlord under the Leases as of the Closing Date.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto hereby agree as follows:

1. Assignor hereby assigns, sets over and transfers unto Assignee to have and to hold from and after the date hereof all of the right, title and interest of Assignor in, to and under the Leases, including, without limitation, all of the right, title and interest of Assignor in and to any security deposits, prepaid rent or other sums held by Assignor as the landlord under any of the Leases, and Assignee hereby accepts the within assignment and assumes and agrees with Assignor to perform and comply with and to be bound by all the terms, covenants, agreements, provisions and conditions of the Leases on the part of the landlord thereunder to be performed on and after the date hereof, in the same manner and with the same force and effect as if Assignee had originally executed the Leases as landlord.

2. Assignor hereby agrees to indemnify and hold Assignee harmless of, from and against any and all costs, claims, obligations, damages, penalties, causes of action, losses, injuries, liabilities and expenses, including, without limitation, reasonable attorneys' fees, arising out of, in connection with or accruing under the Leases before the date hereof; provided, however, that (a) Assignor shall be liable to Assignee under the indemnification contained in the preceding sentence only if Assignee shall have commenced a legal proceeding against Assignor

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prior to the Outside Date (as defined in the Sale Agreement) alleging a claim for which Assignee is entitled to indemnification under the preceding sentence and only if Assignee has suffered actual damages as a result thereof; (b) Assignor shall have no liability under such indemnification to the extent the matter underlying Assignee's claim is inconsistent with an Estoppel Certificate delivered to Assignee prior to or on the Closing Date; and (c) the maximum aggregate liability of Assignor under such indemnification shall be limited as set forth in Section 5.04(e), Section 14.01(c) and 6.01(j) of the Sale Agreement and such claim shall solely be asserted against the Indemnity L/C (as defined in the Sale Agreement).

3. Assignee hereby agrees to indemnify and hold Assignor harmless of, from and against any and all costs, claims, obligations, damages, penalties, causes of action, losses, injuries, liabilities and expenses, including, without limitation, reasonable attorneys' fees, arising out of, in connection with or accruing under the Leases on and after the date hereof, including, but not limited to, any such liabilities or expenses arising in connection with any security deposits, prepaid rent or other sums held by Assignee as the landlord under the Leases.

4. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which counterparts taken together shall constitute one and the same agreement.

6. Each of Assignor and Assignee agrees that it shall not sue for, seek or demand any money or other judgment against any affiliate of Assignee or Assignor, as applicable, any direct or indirect member, manager, shareholder, partner, beneficiary or other owner of a direct or indirect beneficial ownership interest in Assignee or Assignor, as applicable, or such affiliate, or any director, officer, employee, trustee, or agent of any of the foregoing in any action or proceeding under or by reason of or in connection with this Assignment.

7. Anything in this Assignment to the contrary notwithstanding, any claims by Assignee, as Purchaser under the Sale Agreement, against Assignor, as Seller under the Sale Agreement, hereunder shall be limited as set forth in Section 5.04(e), Section 14.01(c) and 6.01(j) of the Sale Agreement.

[Signature Page Follows]

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ASSIGNEE:

55 EAST MONROE INVESTORS IV, L.L.C.,

a Delaware limited liability company

By: 55 East Monroe Mezzanine IV, L.L.C.,

a Delaware limited liability company

Sole Member

By: 55 East Monroe Holdings IV, L.L.C.,

a Delaware limited liability company

Sole Member

By: WSC 55EM Investors IV, LLC

a Delaware limited liability company

Managing Member

By: Walton Acquisition REOC Holdings IV, LLC,

a Delaware limited liability company

Sole Member

By: Walton Street Real Estate Fund IV, L.P.,

a Delaware limited partnership

Managing Member

By: Walton Street Managers IV, L.P.,

a Delaware limited partnership

General Partner

By: WSC Managers IV, Inc.,

a Delaware corporation

General Partner

By: TJ

Name: TIMOTHY J. BOKER


Title: VICE PRESIDENT

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IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment as of the day and year first above written.

ASSIGNOR:
TST 55 EAST MONROE PROPERTY, L.P.

By: 55 EAST MONROE PROPERTY GP, L.L.C.,
its General Partner

By: 
Name: BURTON LEHMAN
Title: VICE PRESIDENT

[Signatures continue on following page.]

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me as the _____ of WSC Managers IV, Inc., a Delaware corporation, the general partner of Walton Street Managers IV, L.P., a Delaware limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this ____ day of December, 2005.



Daniel D. Lindgren
Notary Public

My Commission Expires: 11-1-2009

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me as the _____ of 55 East Monroe Property GP, L.L.C., a Delaware limited liability company, the general partner of **TST 55 EAST MONROE PROPERTY, L.P.**, a Delaware limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this ____ day of December, 2005.

Notary Public

My Commission Expires: _____

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me as the _____ of WSC Managers IV, Inc., a Delaware corporation, the general partner of Walton Street Managers IV, L.P., a Delaware limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this ____ day of December, 2005.

Notary Public

My Commission Expires: _____

STATE OF ~~ILLINOIS~~ New York)
) ss.
COUNTY OF ~~COOK~~ New York)

I, Kerri A. Garrett, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Paul A. Galano, personally known to me as the Vice President of 55 East Monroe Property GP, L.L.C., a Delaware limited liability company, the general partner of **TST 55 EAST MONROE PROPERTY, L.P.**, a Delaware limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this 22 day of December, 2005.

Kerri A. Garrett
Notary Public

My Commission Expires KERRI A. GARRETT
Notary Public, State of New York
No. 01GA6022001
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 22, 2007

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SCHEDULE I

LEGAL DESCRIPTION OF LAND

Part I – Leasehold Interest:

(i) LEASEHOLD ESTATE CREATED BY THAT CERTAIN INDENTURE OF LEASE MADE BY THE BAPTIST THEOLOGICAL UNION LOCATED AT CHICAGO, AN ILLINOIS CORPORATION, TO CHICAGO TITLE AND TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 4, 1966 AND KNOWN AS TRUST NUMBER 49367, DATED MAY 18, 1966 AND RECORDED MAY 23, 1966 AS DOCUMENT NUMBER 19834981, AMENDED BY A SERIES OF AMENDMENTS, AND ASSIGNED BY A SERIES OF ASSIGNMENTS, LAST ASSIGNED TO TST 55 EAST MONROE PROPERTY, L.P., A DELAWARE LIMITED PARTNERSHIP, BY ASSIGNMENT AND TRANSFER OF INTEREST IN GROUND LEASES, BUILDING AND IMPROVEMENTS, DATED DECEMBER 30, 2002, AND RECORDED DECEMBER 31, 2002, AS DOCUMENT 0021463438 DEMISING AND LEASING FOR A TERM OF YEARS BEGINNING SEPTEMBER 1, 1968 AND ENDING AUGUST 31, 2067.

(AFFECTS PARCEL 2)

(ii) A LEASEHOLD ESTATE CREATED BY A CERTAIN INDENTURE OF LEASE AND ADDENDUM THERETO MADE BY HARRIS TRUST AND SAVINGS BANK, AN ILLINOIS CORPORATION, SUCCESSOR BY MERGER TO CHICAGO NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1950 AND KNOWN AS TRUST NUMBER 9484, TO CHICAGO TITLE AND TRUST COMPANY, AN ILLINOIS CORPORATION, A TRUSTEE UNDER TRUST AGREEMENT DATED MAY 4, 1966 AND KNOWN AS TRUST NUMBER 49367, DATED MAY 1, 1969 AND RECORDED DECEMBER 30, 1969 AS DOCUMENT NUMBER 21046254; AND A MEMORANDUM OF WHICH WAS RECORDED JUNE 6, 1969 AS DOCUMENT NUMBER 20863206; AND THE ADDENDUM TO LEASE HAVING BEEN RECORDED AS DOCUMENT NUMBER 20863207; AND THE ADDENDUM NUMBER 2 TO LEASE, HAVING BEEN RECORDED AS DOCUMENT NUMBER 21047587 AND THE ADDENDUM NUMBER 3 TO LEASE, HAVING BEEN RECORDED AS DOCUMENT NUMBER 22233164, AMENDED BY A SERIES OF AMENDMENTS, AND ASSIGNED BY A SERIES OF ASSIGNMENTS, LAST ASSIGNED TO TST 55 EAST MONROE PROPERTY, L.P., A DELAWARE LIMITED PARTNERSHIP, BY ASSIGNMENT AND TRANSFER OF INTEREST IN GROUND LEASE, BUILDING AND IMPROVEMENTS DATED DECEMBER 30, 2002 AND RECORDED DECEMBER 31, 2002, AS DOCUMENT NUMBER 0021463437 DEMISING AND LEASING FOR A TERM OF YEARS BEGINNING SEPTEMBER 1, 1986 AND ENDING AUGUST 31, 2067; ALSO AMENDED BY AMENDMENT TO LEASE DATED JULY 1, 2002 AND RECORDED AUGUST 13, 2002 AS DOCUMENT 0020886763, EXTENDING THE LEASE TO AUGUST 31, 2101.

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(AFFECTS PARCEL 3)

Part II – The Land:

PARCEL 1A:

LOTS 2 AND 3 IN BLOCK 4 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

THE NORTH 54 FEET OF LOT 6 IN BLOCK 4 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PARCEL 2:

THE SOUTH 1/2 OF LOT 7 AND SUBLOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15; ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 1/2 OF LOT 7 AND THAT PART OF LOT 6 LYING SOUTH OF THE NORTH 54 FEET THEREOF, (EXCEPT THE EAST 9 FEET OF SAID LOTS) IN BLOCK 4 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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SCHEDULE II

LEASES AND SUBLEASES

1. Lease Documents

Ace Shoe Clinic

Retail Lease 12/23/91
 First Amendment to Lease 1/1/95
 Second Amendment to Lease 12/1/97
 Third Amendment to Lease 1/1/98
 Fourth Amendment to Lease 10/17/00
 Fifth Amendment to Lease 12/31/03
 Tenant Estoppel 1/1/00
 Subordination, Non-Disturbance and Attornment Agreement 1/13/00
 Substantial completion of work 6/5/95

Advocate Commercial

License Agreement 2/6/04
 Letter: Rent Commencement Date 2/27/04

American Jewish Committee

Office Lease 6/27/94
 First Amendment to Lease 1/17/01
 Second Third Amendment to Lease 5/20/05
 Lease Estoppel Certificate 1/26/00
 Letter of Consent to Sublease Partial Premises 5/23/95
 Letter of Landlord's Notice for Right of First Offer 8/30/00
 Subordination, Non-Disturbance and Attornment Agreement 1/26/00
 Letter - Landlord notice of ROFO 6/30/94
 SNDA 7/3/95
 Memorandum to add language to SNDA 2/7/00

Anderson Bennett & Partners

Office Lease 5/28/02
 SNDA 7/7/03
 Estoppel Certificate 7/8/03
 Letter: Rent Commencement Date 9/29/03

Atlas Partners, LLC

Office Building Lease 2/9/99
 1st Amendment to Lease Agreement 3/19/03
 Tenant Estoppel 2/22/99
 Tenant Estoppel 1/17/00
 Subordination, Non-Disturbance and Attornment Agreement 2/22/99
 Subordination, Non-Disturbance and Attornment Agreement 1/17/00
 Storage Lease 4/3/02

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1st Amendment to Storage Lease 4/3/04
 Memorandum to add language to SNDA 2/7/00
 Substantial completion of work 4/13/99

Barton Incorporated

Office Lease 8/27/97
 Lease (Storage Space) 8/37/97
 Amendment to Leases 3/13/98
 Second Amendment to Lease 11/1/00
 Second Amendment to Storage Lease 11/1/00
 Third Amendment to Lease 4/14/03
 Real Estate Brokerage Commission Agreement 7/19/00
 Letter of Lease Commencement 7/5/00
 Letter of Possession of Premises- Mezzanine 7/1/01
 Lease Estoppel Certificate 2/8/97
 Lease Estoppel Certificate 2/9/00
 Lease Estoppel Certificate 6/26/01
 Letter of First Offer Notice 11/25/97
 Letter of First Offer Notice 8/10/98
 Letter Declining First Offer Space 9/9/95
 Letter of First Offer Notice 1/19/99
 Letter of First Offer Notice 12/6/00
 Letter Declining First Offer Space 12/21/00
 Letter Declining First Offer Space 1/16/01
 Letter of Possession of Premises 39th Floor 1/29/01
 Letter of First Offer Notice 5/10/01
 Letter of First Offer Notice 5/10/01
 Letter RE: Possession Date of 39th Floor 5/11/01
 Subordination, Non-Disturbance and Attornment Agreement 10/6/97
 Subordination, Non-Disturbance and Attornment Agreement 2/9/00
 Letter of First Offer Notice 5/17/02
 Letter of First Offer Notice 5/17/02
 Letter of First Offer Notice 3/17/03
 Letter of First Offer Notice 3/17/03
 Tenant's Termination Letter re: 39th floor 6/3/05
 LL letter: Possession of Premises 11/7/97
 Assignment of lease and assumption agreement 10/1/01

Burgess Christiansen Wilson

Lease 10/26/04
 Guaranty of Lease 10/26/04
 Brokerage Commission Agreement 11/10/04

Chicago First Credit Union

Office Lease 5/24/96
 Sublease Agreement – Verizon Corporate Services Group Inc. – Pending 6/xx/05

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Lease Estoppel Certificate 1/18/00
 Letter of Review of Lease by CIGNA 6/5/96
 Letter of First Offer Notice 2/26/98
 Letter of First Offer Notice 7/22/99
 Letter of First Offer Notice 12/4/00
 Subordination, Non-Disturbance and Attornment Agreement 6/26/96
 Subordination, Non-Disturbance and Attornment Agreement 3/20/00
 Letter of First Offer Notice 2/6/98
 Memorandum to modify language to SNDA 2/7/00
 Substantial completion of work 6/25/96

Cogent Communications

Telecommunications License Agreement 11/14/00
 Notice RE: Cogent Communications as Parent Company 2/5/02

Convenience Stores Incorporated d/b/a Sutton's General Store

Office Building Lease 4/1/99
 First Amendment to Lease 12/17/99
 Second Amendment to Lease 3/1/02
 Third Amendment to Lease 6/1/04
 Lease Estoppel Certificate 1/11/00
 Subordination, Non-Disturbance and Attornment Agreement 1/11/00

Council for Adult and Experimental Learning

Office Lease 12/28/98
 First Amendment to Lease 2/26/99
 Second Amendment to Lease 10/26/04
 Lease Estoppel Certificate 1/7/99 2/22/00
 Lease Estoppel Certificate 1/12/00 11/18/02
 Letter of Error in Lease 2/3/99
 Letter of Rejection of First Offer Notice 4/30/01
 Memorandum to Add Language to SNDA 2/7/00
 Commencement date letter 2/24/05

CVS Pharmacy

Retail Lease 7/1/92
 Lease Amendment 6/13/96
 Assumption and Assignment Agreement 4/20/01
 Lease Term Letter 11/26/02
 Estoppel Certificate 2/1/00
 Letter regarding possession dates 6/1/01
 Tenant Notice of Exercise of Renewal Option 3/17/03

Dan Lin Ho Yau

Office Lease 5/23/02
 SNDA 5/23/02

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Termination Agreement 12/31/04

Decker Communication

Office Lease 9/18/95

Lease Estoppel Certificate 2/15/00

Subordination, Non-Disturbance and Attornment Agreement 9/18/00

Subordination, Non-Disturbance and Attornment Agreement 2/15/00

Dykema Gossett PLLC

Office Lease 3/27/95

First Amendment to Lease 7/97

Second Amendment to Lease 1/29/98

Third Amendment to Lease 2/26/99

Fourth Amendment to Lease 12/4/02

Fifth Amendment to Lease 10/17/03

Lease Estoppel Certificate 2/29/00

Letter RE: Extension of Notice Date of Lease Termination Option 8/20/97

Letter of Review of Lease by CIGNA 3/16/98

Letter of First Offer Notice 3/7/00

Tenant's Termination Notice 9/28/04

Landlord's Acknowledgement of Termination Notice 10/5/04

Letter to extend tenant's option to cancel 8/21/97

Letter that LL will not recapture Staples Communications sublease 5/24/02

Letter - lender's approval of termination right dates 12/6/02

Letter of termination - 9/30/04 12/31/03

Letter of termination - 4/30/05 7/28/04

Letter of termination - effective 9/30/05 - final 10/29/04

Fagel Haber

Lease 9/00

Storage Lease 5/1/01

Letter of Real Estate Brokerage Commission Agreement 8/4/00

Commencement Date Agreement 6/22/01

Lease Estoppel Certificate 10/1/00

Lease Estoppel Certificate 6/22/01

Notice of Possession of Premises 10/25/00

Subordination, Non-Disturbance and Attornment Agreement 1/31/01

Estoppel 11/17/00

Estoppel 12/6/02

SNDA 12/6/02

Federal Defender

Office Lease 6/23/95

Lease Estoppel Certificate 1/19/00

Letter of First Offer Notice 12/15/95

Letter of First Offer Notice 2/6/98

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Letter of First Offer Notice 12/4/00
 Subordination, Non-Disturbance and Attornment Agreement 5/23/95
 Subordination, Non-Disturbance and Attornment Agreement 1/18/00
 Letter re: Tenant's non-reply to Right of First Offer 1/15/96
 Estoppel 6/22/95
 SNDA 12/5/02
 Estoppel 12/5/05

First American Bank

Office Lease 12/20/88
 First Amendment to Lease 6/30/89
 Second Amendment to Lease 2/21/90
 Third Amendment to Lease 3/17/99
 Lease Estoppel Certificate 2/14/00
 Subordination, Non-Disturbance and Attornment Agreement 2/14/00
 Storage Lease 3/7/03
 Memorandum discussing 1st Amendment to Lease 9/12/89
 Letter Discussing Lease Commencement Date 11/3/89
 Letter Revising Lease Commencement Date 12/14/89
 Letter Confirming Rent Commencement Date 12/20/89
 Letter of First Offer Notice 3/8/91
 Letter extending Tenant Notice Period 12/16/98
 Letter: Revised Commencement Date 12/14/89
 Estoppel 12/12/02
 SNDA 12/12/02

Focal Financial

Telecommunications License Agreement 2/24/00
 Assignment of Telecommunications License Agreement 11/1/01
 Assignment of Contract 11/1/01

Afterhours Formalwear f/k/a Gingiss Formalwear

Retail Lease 5/24/93
 Amendment of Lease 11/19/03
 Lease (Storage Space) 2/28/95
 Letter RE: Lease of Premises 12/16/93
 Lease Estoppel Certificate 2/14/00
 Letter notifying change of address 12/6/94
 SNDA 2/14/00
 Renewal Notice Letter 9/26/02
 Notice of Assignment 12/29/03
 SNDA 7/3/95
 Estoppel 11/26/02
 Tenant change of address letter 2/26/04

Glynis L. Allen d/b/a Nirvana North (Lucci Pop)

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Office Lease 4/26/89
 First Amendment to Lease 4/26/94
 Second Amendment and Extension of Lease 5/1/96
 Third Amendment to Lease 3/17/99
 Fourth Amendment to Lease 3/11/02
 Fifth Amendment to Lease 4/12/05
 Lease Estoppel Certificate 2/8/00
 Subordination, Non-Disturbance and Attornment Agreement 2/8/00
 Tenant Name Change 4/15/89
 SNDA 7/3/95
 SNDA 11/25/02
 Estoppel 11/26/02

Goldberg, Kohn, Bell, Black, Rosenbloom & Moritz

Office Lease 11/30/92
 First Amendment to Lease 12/8/93
 Second Amendment to Lease 9/26/97
 Third Amendment to Lease 3/20/95
 Fourth Amendment to Lease 8/3/98
 Fifth Amendment to Lease 10/30/00
 Sixth Amendment to Lease 5/31/04
 Extension Agreement 9/30/97
 Lease Estoppel Certificate 1/31/00
 Lease (Storage Space) 9/30/93
 First Amendment to Storage Lease 8/1/95
 Second Amendment to Storage Lease 3/4/04
 Letter RE: Lease of Premises 7/27/00
 Letter of Landlord's Notice for Right of First Offer 9/18/00
 Letter of Landlord's Notice for Right of First Offer 11/13/00
 Letter of Landlord's Notice for Right of First Offer 11/13/00
 Letter of Landlord's Notice for Right of First Offer 11/13/00
 Letter Modifying Landlord's Notice for Right of First Offer 12/7/00
 Letter of Landlord's Notice for Right of First Offer 5/10/01
 Letter of Landlord's Notice for Right of First Offer 4/10/95
 Letter RE: Right of First Offer Notice 4/13/95
 Letter of Landlord's Notice for Right of First Offer 1/16/96
 Letter of Landlord's Notice for Right of First Offer 3/25/96
 Lease File RE: Right of First Offer Notice 5/9/96
 Letter of Election to Exercise Right of First Offer 2/25/97
 Letter of Approval of Lease Amendment by CIGNA 4/14/98
 Letter of Landlord's Notice for Right of First Offer 2/1/00
 Letter RE: Right of First Offer Notice 2/10/00
 Letter of Landlord's Notice for Right of First Offer 5/23/00
 Subordination, Non-Disturbance and Attornment Agreement 7/3/95
 Subordination, Non-Disturbance and Attornment Agreement 1/31/00
 Letter to Landlord regarding odors 5/17/02

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First Amendment to Storage Lease 10/26/94
 LL Letter: Possession of Premises 2/1/01
 First Amendment to Sublease 5/1/02
 Estoppel 12/12/02

GSA- Immigration (Department of Justice)

Lease for Real Property 10/21/97
 Supplemental Lease Agreement No. 1 10/21/97
 Supplemental Lease Agreement No. 2 9/8/98
 Supplemental Lease Agreement No. 4 4/1/03
 Tenant Statement 1/18/00
 Annual Operating Cost Escalation prepared by Tishman Speyer Properties 5/1/01
 Tenant Statement 12/18/02

GSA- INS

Lease for Real Property N/A
 Tenant Statement 1/18/00
 Supplemental Lease Agreement No. 1 4/1/03
 Substantial completion of work 9/24/99

GSA- Master Lease

Acceptance of Offer- Lease 4/8/83
 Letter RE: Alterations Project 8/29/86
 Supplemental Lease Agreement No. 1 N/A
 Supplemental Lease Agreement No. 2 N/A
 Supplemental Lease Agreement No. 3 8/29/86
 Supplemental Lease Agreement No. 4 1/15/87
 Supplemental Lease Agreement No. 5 5/27/87
 Supplemental Lease Agreement No. 6 5/29/87
 Supplemental Lease Agreement No. 7 9/14/88
 Supplemental Lease Agreement No. 8 8/9/90
 Supplemental Lease Agreement No. 9 5/29/91
 Supplemental Lease Agreement No. 10 11/1/91
 Supplemental Lease Agreement No. 11 11/12/91
 Supplemental Lease Agreement No. 12 4/24/92
 Supplemental Lease Agreement No. 13 N/A
 Supplemental Lease Agreement No. 10-A 12/22/92
 Supplemental Lease Agreement No. 14 4/5/93
 Supplemental Lease Agreement No. 15 4/29/93
 Supplemental Lease Agreement No. 16 8/5/93
 Supplemental Lease Agreement No. 17 6/30/93
 Supplemental Lease Agreement No. 18 10/4/93
 Supplemental Lease Agreement No. 19 N/A
 Supplemental Lease Agreement No. 20 12/10/93
 Supplemental Lease Agreement No. 21 12/13/93
 Supplemental Lease Agreement No. 22 2/16/94

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Supplemental Lease Agreement No. 23 3/23/94
 Supplemental Lease Agreement No. 24 6/22/94
 Supplemental Lease Agreement No. 25 5/31/94
 Supplemental Lease Agreement No. 26 1/12/95
 Supplemental Lease Agreement No. 27 12/12/95
 Supplemental Lease Agreement No. 26 7/14/97
 Supplemental Lease Agreement No. 27 7/7/98
 Supplemental Lease Agreement No. 28 N/A
 Supplemental Lease Agreement No. 29 8/24/01
 Supplemental Lease Agreement No. 30 3/26/02
 Supplemental Lease Agreement No. 31 8/26/02
 Supplemental Lease Agreement No. 32 5/22/03
 Supplemental Lease Agreement No. 33 7/16/04
 Letter regarding new rent as per SLA No. 30 N/A
 Tenant Statement 12/16/94
 Tenant Statement 1/18/00
 Annual Operating Cost Escalation prepared by Tishman Speyer Properties 5/24/01
 Substantial completion of work 5/26/92
 Tenant Notice: intent to terminate blocks C & D 6/30/93
 Tenant Statement: acceptance of premises 12/15/94
 Tenant Notice: exercising 30 day right to terminate 8/19/97
 Substantial completion of work (no date)
 Tenant Statement 12/18/02
 Supplemental Lease Agreement No. 34 8/4/05

GSA Minority Business

Lease for Real Property 8/2/93
 Supplemental Lease Agreement No. 1 3/8/94
 Supplemental Lease Agreement No. 2 9/15/03
 Supplemental Lease Agreement No. 3 5/22/03
 Supplemental Lease Agreement No. 4 4/12/04
 Supplemental Lease Agreement No. 5 3/1/05
 Tenant Statement 1/18/00
 Annual Operating Cost Escalation prepared by Tishman Speyer Properties 5/11/01
 Supplemental Lease Agreement No. 6 9/1/05
 Tenant Statement 12/18/02
 SFO submitted May 6, 2005

GSA- Treasury Complaint Center

Lease for Real Property 1/24/94
 Supplemental Lease Agreement No. 1 5/24/94
 Supplemental Lease Agreement No. 2 10/1/94
 Supplemental Lease Agreement No. 3 4/21/95
 Supplemental Lease Agreement No. 4 10/17/95
 Supplemental Lease Agreement No. 6 4/1/03
 Supplemental Lease Agreement No. 7 5/24/04

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Substantial completion of work 7/7/95
 Tenant Statement 1/18/00
 Tenant Statement 12/18/02
 Tenant Notice of Termination 2/28/05
 Move Out Notice 2/28/05

GSA- Department of Probation

Acceptance of Offer 8/30/93
 Supplemental Lease Agreement No. 1 12/5/94
 Supplemental Lease Agreement No. 2 4/12/95
 Supplemental Lease Agreement No. 3 9/21/95
 Supplemental Lease Agreement No. 4 2/25/99
 Supplemental Lease Agreement No. 5 6/18/99
 Supplemental Lease Agreement No. 6 12/28/99
 Supplemental Lease Agreement No. 7 5/22/03
 Supplemental Lease Agreement No. 8 11/12/2004
 Tenant Statement 11/8/94
 Tenant Statement 1/18/00
 Annual Operating Cost Escalation prepared by Tishman Speyer Properties 2/28/02
 Tenant Letter 1/25/00
 Commencement Letter 2/9/00
 Tenant Statement 12/18/02

Instep Software LLC

Office Lease 2/11/98
 First Amendment to Lease 4/20/98
 Second Amendment to Lease 7/12/03
 Lease Estoppel Certificate 1/31/00
 Letter RE: First Offer Notice 1/19/99
 Subordination, Non-Disturbance and Attornment Agreement 2/11/98
 Letter reflecting ready for occupancy 4/16/98
 Letter regarding commencement 12/1/03
 Letter regarding commencement 12/29/03

Johnson & Bell

Lease 9/4/85
 First Amendment to Lease 8/12/87
 Second Amendment to Lease 12/13/93
 Third Amendment to Lease 12/1/99
 Fourth Amendment to Lease 2/2/00
 Assignment and Assumption of Lease 3/31/00
 Letter RE: Consent to Sublease 12/1/99
 Letter RE: Consent to Sublease 12/15/99
 Lease Estoppel Certificate 2/18/00
 Estoppel Certificate 11/29/94
 Lease Estoppel Certificate 6/26/01

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Guaranty of Lease 12/15/99
 Letter RE: First Offer Notice 11/28/94
 Letter RE: Lease of Temporary Space 12/7/94
 Letter RE: Right of First Offer 4/10/95
 Lease File RE: Right of First Offer 4/26/95
 Letter RE: Right of First Offer 3/26/96
 Letter RE: Right of First Offer 4/2/96
 Lease File RE: Right of First Offer 5/9/96
 Letter RE: Request to Reduce Space 9/17/99
 Letter RE: Landlord's Ten Day Notice 10/19/99
 Letter Re: Sublease Agreement 12/15/99
 Letter Re: Sublease Agreement 1/4/00
 Letter RE: Amendment Approval by CIGNA 2/8/00
 Lease Termination Agreement 9/30/00
 General Release 5/31/00
 Letter Re: Termination Agreement 1/3/01
 Lease Attornment Agreement 2/1/01
 Subordination, Non-Disturbance and Attornment Agreement 2/11/00
 Subordination, Non-Disturbance and Attornment Agreement 2/1/01
 First Amendment to Lease 4/20/05
 Storage Lease 10/31/85
 First amendment to storage lease 2/20/90
 Second amendment to storage lease 8/23/94
 Estoppel 12/12/02

Kinko's, Inc.

Retail Lease 9/9/97
 Lease Estoppel Certificate 2/23/00
 Subordination, Non-Disturbance and Attornment Agreement 9/12/97
 Letter regarding operating expenses 2/1/98
 Letter regarding commencement date 3/23/98
 Tenant Letter regarding name change 5/24/04
 Estoppel 12/10/02

Manpower of Indiana Limited Partnership

Office Building Lease 9/14/98
 First Amendment to Lease 11/1/93
 Second Amendment to Lease 5/15/96
 Third Amendment to Lease 9/14/98
 Lease Estoppel Certificate 9/21/98
 Lease Estoppel Certificate 1/14/00
 Guaranty of Lease 9/14/98
 Letter RE: Lease 10/9/98
 Letter RE: First Offer Space 3/16/99
 Subordination, Non-Disturbance and Attornment Agreement 9/21/98
 Subordination, Non-Disturbance and Attornment Agreement 1/14/00

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Consent to Assignment 1/1/02
 Commencement Letter 11/4/98
 Guaranty of Lease 1/1/02
 Assignment of Lease 1/1/02
 Substantial completion of work 3/28/94
 SNDA 7/3/95
 Estoppel 11/20/02

Matkov, Salzman, Madoff & Gunn

Office Lease 2/27/93
 First Amendment to Lease 8/18/93
 Second Amendment to Lease 9/1/95
 Third Amendment to Lease 5/15/96
 Fourth Amendment to Lease 10/30/02
 Letter RE: Consent to Sublease 4/4/01
 Lease Estoppel Certificate 7/1/00
 Letter RE: Rent Credit 3/1/93
 Letter RE: East Expansion Space 9/5/95
 Letter RE: Rent Prepayment 5/31/96
 Letter RE: First Offer Notice 11/10/98
 Letter RE: First Offer Notice 11/18/98
 Letter RE: First Offer Notice 11/12/99
 Letter RE: First Offer Notice 6/13/00
 Memo RE: First Offer Space 6/26/00
 Letter RE: First Offer Notice 8/11/00
 Letter RE: First Offer Notice 8/30/00
 Letter RE: First Expansion Option 9/14/00
 Letter RE: First Expansion Option 9/14/00
 Memo RE: First Offer Space 9/18/00
 Subordination, Non-Disturbance and Attornment Agreement 1/11/00
 Letter RE: Substantial Completion 5/28/93
 Letter RE: Substantial Completion 8/7/96
 Sublease #2 1/15/03
 Consent to Sublease #2 1/15/03
 Letter confirming sub-lessee move-out date 6/16/03

Metropolitan Fiber Systems f/k/a Worldcom Wireless

License 4/1/88
 Telecommunications/Fiber Optics System License 4/30/92
 First Amendment to License 2/28/96
 Second Amendment to License 2/19/01
 Lease Estoppel Certificate 1/19/00

Monroe Cleaners

Monroe Cleaners Office Lease 10/31/91
 First Amendment to Lease 2/15/96

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Second Amendment to Lease 10/26/01
 Third Amendment to Lease 10/31/04
 Fourth Amendment to Lease 2/1/05
 Subordination, Non-Disturbance and Attornment Agreement 12/9/02
 Estoppel certificate 12/9/02
 Consent to Assignment 2/16/96
 Lease Estoppel Certificate 2/10/00
 Subordination, Non-Disturbance and Attornment Agreement 1/24/00
 SNDA 7/3/95

Mulroy Scandaglia, Marrinson & Ryan

Mulroy, Scandaglia, Marrinson & Ryan Lease 12/15/00
 First Amendment to Lease 5/15/01
 Second Amendment to Lease 4/9/03
 Third Amendment to Lease 5/28/04
 Real Estate Brokerage Commission Agreement 11/22/00
 Real Estate Brokerage Commission Agreement 5/17/01
 Lease Estoppel Certificate 12/15/00
 Lease Estoppel Certificate 1/9/01
 Guaranty of Lease 12/15/00
 First Amendment to Guaranty 12/15/01
 Storage Lease 5/15/01
 First Amendment to Storage Lease 6/9/04
 Letter RE: Substantial Completion 1/26/01
 Letter RE: Possession of Premises 6/14/01
 Letter RE: Substantial Completion 7/24/01
 Subordination, Non-Disturbance and Attornment Agreement 12/15/00
 Letter Re: No objection to obligation release 4/18/03
 Letter re: Tenant's acceptance of punch list 9/28/01
 Estoppel 11/26/02
 SNDA 11/26/02
 Tenant notice of name change 4/4/03
 Possession letter containing name change 4/16/03

Mullin Cowan Kabaker

Office Lease 8/29/03
 SNDA 9/10/03
 SNDA 8/29/03
 Lease Guarantee 8/29/03
 Estoppel Certificate N/A
 Landlord Consent to Sublease 7/16/04

National Fiber Supply Co.

Office Lease 9/25/90
 Lease (Storage Space) 8/15/97
 First Amendment to Lease 2/16/93

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Second Amendment to Lease 8/15/97
 Third Amendment to Lease 10/9/02
 First Amendment to Storage Lease 10/9/02
 Lease Estoppel Certificate 1/12/00
 Subordination, Non-Disturbance and Attornment Agreement 1/12/00
 Substantial Completion of work 3/26/93
 SNDA 5/17/95
 Estoppel 12/12/02
 SNDA 12/12/02

National Opinion Research Center

Office Lease 12/11/92
 Office Lease (Assigned from Fibemet) 9/25/00
 First Amendment to Lease 1/17/96
 Second Amendment to Lease 5/28/97
 Supplement to Second Amendment to Lease 7/97
 Third Amendment to Lease 9/14/99
 Fourth Amendment to Lease 10/28/03
 Fifth Amendment to Lease 6/30/04
 Sixth Amendment to Lease 12/30/04
 Lease Estoppel Certificate 1/25/00
 Lease (Storage Space) 2/1/96
 Consent to Assignment of Fibemet Lease 12/28/01
 Letter RE: Possession of Premises 1/7/01
 Letter RE: Amendment to Lease 4/7/97
 Letter RE: Temporary Space 1/27/98
 Memo RE: Right of First Offer 8/8/00
 Letter RE: Right of First Offer 9/8/00
 Memo RE: Right of First Offer 9/18/00
 Letter RE: Right of First Offer 7/27/00
 Letter RE: 48 Floor Premises 7/5/01
 Letter RE: Right of First Offer 9/17/01
 Letter RE: Future Leases (where to send future notices) 8/4/00
 Letter - substantial completion 1/15/93
 Letter - option space notice date extension 10/30/96
 Brokerage Agreement 3/22/99
 Brokerage Agreement 9/29/03
 Commencement letter 11/10/03
 SNDA 7/3/95
 Possession of premises 3/20/96
 LL letter RE: rent credit 11/14/97
 SNDA 1/25/00
 Estoppel 12/19/02
 SNDA 12/19/02
 Brokerage Commission Agreement 1/17/05
 SNDA 9/25/00

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Park Employees & Retirement Board Employees Annuity & Benefit Fund

Office Lease 1/26/96

Lease (Storage Space) 9/2/97

Lease Estoppel Certificate 1/14/00

Letter RE: First Offer Notice 7/22/99

Subordination, Non-Disturbance and Attornment Agreement 1/26/96

Subordination, Non-Disturbance and Attornment Agreement 1/14/00

Letter regarding occupancy 6/25/96

Estoppel Certificate 11/19/02

SNDA 11/19/02

Patrick Engineering, Inc.

Office Building Lease 11/29/99

Letter RE: Possession of Premises 6/1/00

Letter RE: Possession of Premises 8/1/00

Letter RE: Possession of Premises 8/28/01

Subordination, Non-Disturbance and Attornment Agreement 11/29/99

Estoppel Certificate 12/11/99

SNDA 12/2/02

Estoppel 12/2/02

Peter Francis Geraci

Office Lease 4/18/95

First Amendment to Lease 11/22/95

Second Amendment to Lease 7/28/04

Third Amendment to Lease 11/11/04

Letter RE: Consent to Sublease 6/22/99

Letter RE: Consent to Sublease 5/10/01

Letter RE: Right of First Offer 4/9/97

Lease Estoppel Certificate 1/11/00

Letter RE: Right of First Offer 9/25/98

Subordination, Non-Disturbance and Attornment Agreement 1/11/00

Letter RE: Substantial Completion 6/28/95

Tenant Letter No. 1 10/24/00

Tenant Letter No. 2 10/25/00

Sublease No. 2 4/30/01 11/10/03

Brokerage Agreement 8/18/04

SNDA 6/14/95

Consent to sublease 11/29/95

Consent to sublease 12/14/95

Estoppel 11/15/02

Brokerage Commission Agreement 12/8/04

Phoenix Investment Partners

Lease 6/15/87

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First Amendment to Lease 2/12/88
 Second Amendment to Lease 6/12/88
 Third Amendment to Lease 7/17/92
 Fourth Amendment to Lease 9/30/92
 Fifth Amendment to Lease 1/31/94
 Sixth Amendment to Lease 12/30/94
 Seventh Amendment to Lease 12/31/96
 Eighth Amendment to Lease 2/25/97
 Ninth Amendment to Lease 2/19/99
 Tenth Amendment to Lease 4/13/00
 Sublease 4/28/00
 Consent to Sublease 11/1/94
 First Amendment to Sublease 12/31/96
 Second Amendment to Sublease 2/25/97
 Third Amendment to Sublease 5/31/97
 Consent to Third Amendment to Sublease 6/25/97
 Fourth Amendment to Sublease 2/19/99
 Letter RE: Consent to Sublease 4/26/00
 Estoppel Certificate 11/1/94
 Lease Estoppel Certificate 1/24/00
 Letter RE: Duff & Phelps Credit Rating Agency 12/16/96
 Letter RE: Approval of Amendment by CIGNA 1/6/97
 Letter RE: First Offer Notice 5/19/97
 Letter RE: Extension Term for Portion of the 38th Floor 7/18/97
 Letter RE: Fixed Option Space 1/21/99
 Letter RE: Fixed Option Space Lease 6/8/99
 Letter RE: Rent Notice-Option Space 6/10/99
 Letter RE: Prevailing Rental Rate- Option Space 7/16/99
 Letter RE: Option Space 11/10/99
 Letter RE: Option Space 1/20/00
 Letter RE: Option Space 2/10/00
 Letter RE: Name Change 6/12/00
 Subordination, Non-Disturbance and Attornment Agreement 1/24/00
 SNDA 7/27/87
 Letter - declining of ROFO 12/14/87
 Commencement Letter 5/13/98
 Commencement Letter 8/24/88
 Commencement Letter 10/20/89
 Option Notice 1/5/90
 Declining of Option 1/5/90
 Option Notice 11/25/91
 Letter - ROFO 1/15/92
 Option Notice 4/7/92
 Letter - ROFO 8/5/92
 Option Notice 10/20/92
 Letter - ROFO 12/8/92

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Letter - rent error 3/8/94
 Sublease 10/31/94
 Possession Letter 2/10/95
 Option Notice 6/23/97
 Revised Possession letter 3/9/99
 Letter - objection to prevailing market rate 7/9/99
 Letter - comparable lease details 8/6/99
 Letter - appraisal 8/9/99
 Letter - ROFO 1/16/02
 Letter - concourse space 3/1/02
 Letter - rejection of ROFO 3/1/02
 Substantial completion of work 1/25/98
 Right of First Offer Letter 4/7/92
 Substantial completion of work 8/26/88
 Termination of storage space on P3 agreement 9/9/88
 LL waiver agreemtn 6/20/89
 Possession of premises 5/3/93
 SNDA 7/3/95
 Estoppel 11/27/02
 SNDA 11/27/02

Sargent & Lundy

Office Lease 4/1/88
 First Amendment to Lease 10/9/89
 Second Amendment to Lease 4/9/91
 Third Amendment to Lease 2/12/92
 Fourth Amendment to Lease 12/31/92
 Fifth Amendment to Lease 2/18/94
 Sixth Amendment to Lease 8/4/95
 Seventh Amendment to Lease 10/31/96
 Eighth Amendment to Lease 3/22/99
 Ninth Amendment to Lease 2/1/00
 Tenth Amendment to Lease 3/29/00
 Eleventh Amendment to Lease 3/9/01
 Twelfth Amendment to Lease 3/19/01
 Thirteenth Amendment to Lease 5/1/01
 Fourteenth Amendment to Lease 10/3/02
 Fifteenth Amendment to Lease 6/16/03
 Sixteenth Amendment to Lease 8/27/04
 Storage Lease 1/1/00
 First Amendment to Storage Lease 1/27/00
 Second Amendment to Storage Lease 3/7/00
 Third Amendment to Storage Lease 4/30/01
 Fourth Amendment to Storage Lease 3/20/02
 Fifth Amendment to Storage Lease 8/27/04
 Letter RE: Real Estate Brokerage Commission Agreement 3/19/01

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Letter RE: Possession of Premises 8/1/01
 Consent to Sublease N/A 10/1/95
 Sublease of the 24th Floor 10/1/95
 Consent to Assignment 8/4/95
 Estoppel Certificate 11/1/94
 Lease Estoppel Certificate 2/9/00
 Letter RE: Temporary Lease of Space 9/17/96
 Letter RE: Temporary Lease of Space 3/27/98
 Letter Re: Fifth Amendment to Lease 5/4/94
 Letter RE: 18th Floor Premises 5/26/94
 Letter RE: Termination Notice of Temporary Space 6/21/94
 Letter RE: Termination of Temporary Space 7/27/94
 Letter RE: Intent to Lease Space to a Third Party 11/21/96
 Landlord Waiver 12/20/96
 Letter RE: Temporary Space 3/2/98
 Letter RE: Temporary Space 2/17/99
 Letter RE: HVAC System 6/15/99
 Letter RE: Possession of Premises- 30th Floor 4/3/00
 Letter RE: Intent to Vacate Temporary Space 5/2/00
 Letter RE: Storage Lease 7/21/00
 Real Property Waiver 9/13/00
 Letter RE: Temporary Space 12/26/00
 Letter RE: Possession of Premises- 29th Floor 3/26/01
 Letter RE: Approval of Lease Amendments by CIGNA 3/27/01
 Letter RE: Possession of Premises- 39th Floor 4/9/01
 Letter RE: Twelfth Amendment to Lease 4/30/01
 Letter RE: Twelfth Amendment to Lease 4/6/01
 Subordination, Non-Disturbance and Attornment Agreement 2/9/00
 Letter RE: Intent to Terminate 25th Floor 7/23/03
 Letter RE: Intent to Terminate 16th and 30th Floors 8/14/01 8/14/02 & 7/18/02
 Letter RE: Twelfth Amendment to Lease (No Record) 4/30/01
 Letter- access to telephone closet 7/18/89
 Letter- early occupancy, 19th Floor 10/12/89
 Letter- full access & occupancy, 19th Floor 4/16/91
 Letter- completion of repainting 3/19/93
 Letter- extension of termination date - 31th Floor 3/30/99
 Letter - possession - mezzanine 3/8/00
 Letter - notice to tenant of ESD termination –14th Floor, 16th Floor 4/30/01
 Letter - rejection of ROFO 8/20/01
 Brokerage agreement 2/5/02
 Termination letter – 29th Floor, 39th Floor 5/1/02
 Letter - offer and rejection of GSA option space 7/9/02
 Termination intention letter – 30th Floor 7/18/02
 Termination intention letter – 14th Floor 8/13/02
 Letter - permission to store personal property - 39th Floor 11/19/02
 Termination letter - 30th Floor 12/9/02

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Letter - permission to store personal property - 29th Floor 1/21/03
 Letter - concourse storage space 3/27/03
 Letter - request to remove personal property - 39th Floor 3/28/03
 Termination Intention Letter - 25th Floor 7/23/03
 Letter – 16th & 30th Floor termination 8/14/0
 Estoppel 11/26/02

Seyfarth Shaw

Seyfarth Shaw Amended and Restated Office Lease 12/10/92
 First Amendment to Amended and Restated Lease 12/21/92
 First (Second) Amendment to Amended and Restated Lease 9/1/93
 Second Amendment to Lease (No Record) 12/31/88
 Third Amendment to Lease 11/21/95
 Fourth Amendment to Lease 10/22/96
 Fifth Amendment to Lease 2/98
 Sixth Amendment to Lease 12/29/98
 Seventh Amendment to Lease 11/5/99
 Eighth Amendment to Lease 1/12/00
 Ninth Amendment to Lease 7/1/02
 Lease (Storage Space) 12/10/92
 Lease (Storage Space) 11/1/95
 First Amendment to Storage Space Lease 9/30/93
 Consent to Sublease 9/3/96
 Consent to Sublease 6/24/97
 Consent to Sublease 6/21/96
 Consent to Second Amendment to Sublease 11/11/98
 Letter RE: Sublease 7/21/97
 Estoppel Certificate 11/1/94
 Lease Estoppel Certificate 1/31/00
 Letter RE: Approval of Amendment by CIGNA 11/28/95
 Letter RE: 46th Floor Option Space 8/11/97
 Letter RE: Change of Landlord Address 5/19/98
 Letter RE: First Expansion Option 5/19/98
 Letter RE: Construction Allowance for Option Space 4/13/99
 Letter RE: 46th Floor Option Space 2/1/00
 Letter RE: 46th Floor Option Space 3/14/01
 Subordination, Non-Disturbance and Attornment Agreement 1/31/00
 Possession letter 5/17/93
 Extension letter 6/24/93
 Letter - sprinkler 7/9/93
 Letter - vacating 11/23/94
 SNDA 7/3/95
 Letter - Square footage 12/11/95
 Sublease 6/21/96
 Sublease 9/3/96
 Sublease 6/24/97

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Addendum to Consent to Sublease 7/17/97
 2nd Amendment to Sublease 11/11/98
 Letter - construction allowance 6/18/99
 Letter - possession 10/4/02
 Letter - space available for occupancy 12/4/02
 Tenth ammendment to lease 8/27/03
 Estoppel 11/30/02

Staples

Staples Communication (Claricom Inc.) Office Building Lease 12/15/98
 First Amendment to Lease 2/26/99
 Lease Estoppel Certificate 12/18/98
 Memo RE: Change of Name 8/11/99
 Memo RE: Tenant Change of Address 12/20/99
 Letter RE: Right of First Offer Notice 3/7/00
 Letter RE: Decline of First Offer Notice 3/21/00
 Subordination, Non-Disturbance and Attornment Agreement 12/15/98
 Letter regarding Possession 1/15/99
 SNDA 2/3/99
 Letter Re: Taxes 2/8/99
 Consent to Sublease 11/12/01
 Sublease Agreement 11/12/01
 Letter 5/24/02
 Extension of Sublease Agreement 6/4/02
 Consent to Extension of Sublease 6/4/02
 Estoppel Certificate 12/2/02
 Consent to Extension of Sublease 6/17/03
 Extension of Sublease Agreement 6/17/03
 Agreement for Termination of Sublease 12/1/03
 SNDA 12/2/02
 Consent to sublease 1/26/04
 Sublease agreement 2/9/04
 Tenant address change 6/15/04

Stein & Stein Ltd.

Lease 12/4/00
 First Amendment to Lease 8/31/04
 Storage Lease 2/16/01
 First Amendment to Storage Lease 5/20/02
 Second Amendment to Storage Lease 6/12/02
 Third Amendment to Storage Lease 4/23/03
 Lease Estoppel Certificate 12/4/00
 Memo RE: Commencement Date 2/23/01
 Subordination, Non-Disturbance and Attornment Agreement 12/4/00
 Brokerage Agreement 11/27/00
 Estoppel Certificate No. 2 11/19/02

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Subordination, Non-Disturbance and Attornment Agreement 11/19/02
 Brokerage Commission Agreement 6/29/04

Steinberg, Bunker & Grossman, Ltd.

Office Lease 1/15/93
 First Amendment to Lease 5/25/95
 Second Amendment to Lease 7/18/00
 Third Amendment to Lease 9/5/02
 Lease Estoppel Certificate 8/1/95
 Letter RE: First Amendment to Lease 6/12/95
 Fourth Amendment to Lease 10/7/04
 Estoppel Certificate 1/11/00
 SNDA 7/3/95
 Substantial completion of work 7/19/95
 SNDA 1/12/00

Turner Construction Company

Office Building Lease 12/10/99
 First Amendment to Lease 7/9/01
 Second Amendment to Lease 8/7/01
 Third Amendment to Lease 7/1/02
 Real Estate Brokerage Commission Agreement 12/27/99
 Letter RE: Possession of Premises 7/24/01
 Lease Estoppel Certificate N/A
 Demising Wall Rider N/A
 Subordination, Non-Disturbance and Attornment Agreement 12/10/99
 Subordination, Non-Disturbance and Attornment Agreement 12/18/02
 Letter re: Lender's approval of extension 12/11/02
 Estoppel Certificate 1/13/03
 Tenant notice exercising right to lease option space 8/18/04

United Negro College Fund

Office Lease 4/29/98
 Storage Lease 8/7/01
 Lease Estoppel Certificate 4/29/98
 Subordination, Non-Disturbance and Attornment Agreement 1/11/00
 Lease Estoppel Certificate 1/18/00
 Subordination, Non-Disturbance and Attornment Agreement 4/29/98
 Subordination, Non-Disturbance and Attornment Agreement 12/19/02
 Letter re: substantial completion 7/8/98
 Estoppel Certificate 12/19/02

UPS

Retail Lease 10/16/01
 Lease Estoppel Certificate N/A
 Subordination, Non-Disturbance and Attornment Agreement 10/16/01